

# DURDEN & HUNT

INTERNATIONAL



## Shrublands Close, Chigwell IG7

£327,500

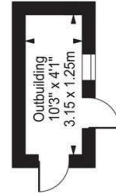
- Chain Free
- Two Bedrooms With Fitted Wardrobes
- Family Bathroom
- Ground Floor Maisonette
- Modern Kitchen
- Storage
- Excellent Transport Links
- Good Sized Living Room
- Garden

309 High Road, Loughton, Essex, IG10 1AL  
0203 026 0160

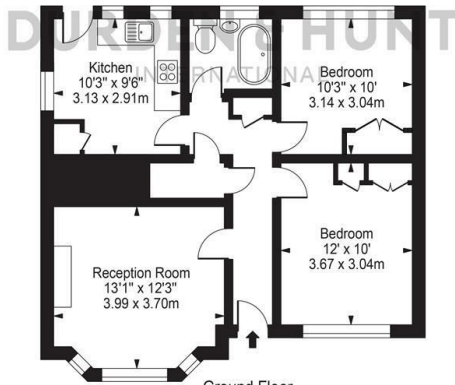
[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>



Shrublands Close  
 Approx. Total Internal Area 665 Sq Ft - 61.75 Sq M  
 (Including Outbuilding)  
 Approx. Gross Internal Area Of Outbuilding 42 Sq Ft - 3.94 Sq M



Ground Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	