

# DURDEN & HUNT

INTERNATIONAL



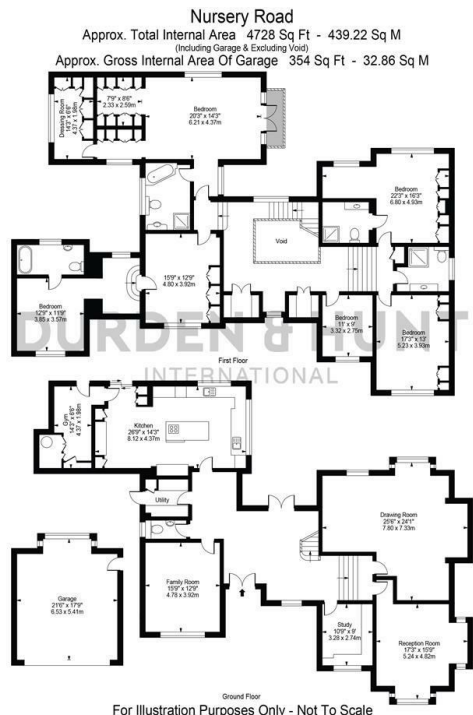
## Nursery Road, Loughton IG10

£3,500,000

- Expansive Detached Home
- Multiple Thoughtfully Designed And Flexible Living Spaces
- Kitchen Diner And Gym
- Storage
- Garden With Swimming Pool
- Master Bedroom With Dressing Areas, En Suite And Private Balcony
- Ground Floor Cloakroom And Separate Utility Room
- Gated Carriage Driveway With Garage
- Four Additional Bedrooms, Two With En Suites -
- Family Bathroom

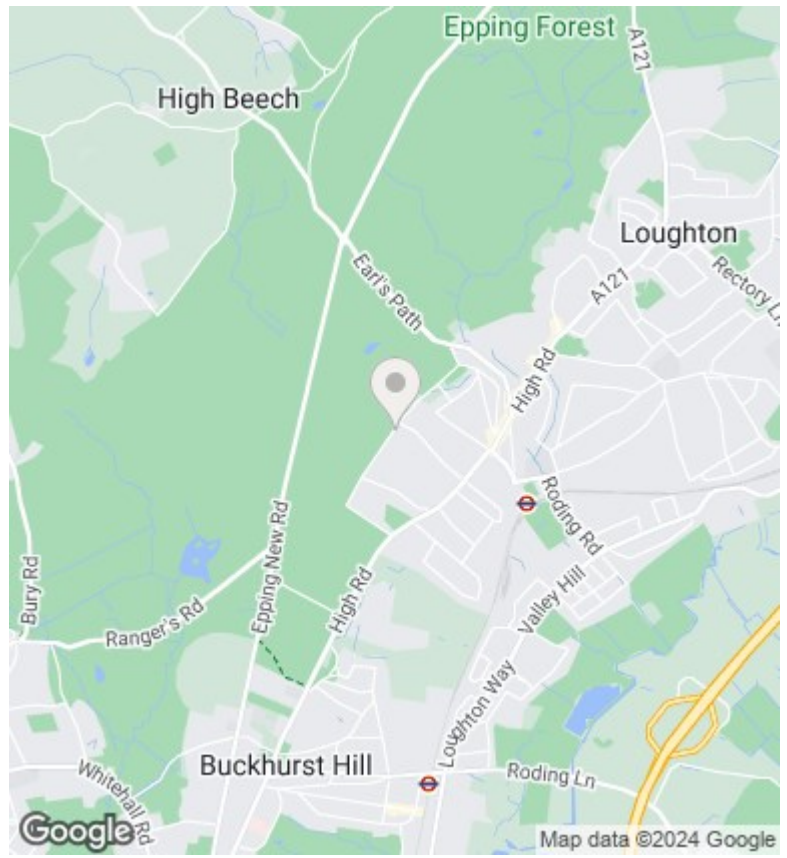
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For Illustration Purposes Only - Not To Scale

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

G

### 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>		75	81
(69-80) <b>C</b>			
(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	