

DURDEN & HUNT

INTERNATIONAL



Cranleigh Gardens, Loughton IG10

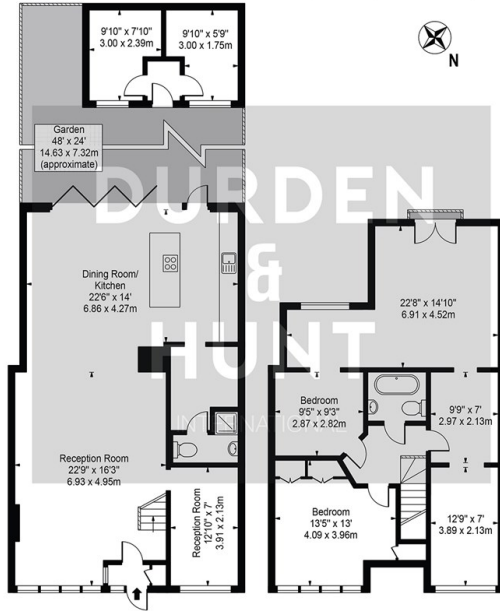
Offers Over £600,000

- Heavily Extended Family Home
- Work Required To Finish The Project
- Four Bedrooms
- Benefits From Large Side & Rear Extensions
- Multiple Reception Rooms
- Close To Loughton Station.
- Total Size Nearly 2000 SQFT
- Modern Open Plan Kitchen

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

loughton@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>

Cranleigh Gardens
 Approx. Total Internal Area 1910 Sq Ft - 177.44 Sq M
 (Including Outbuilding)
 Approx. Gross Internal Area Of Outbuilding 156 Sq Ft - 14.49 Sq M



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

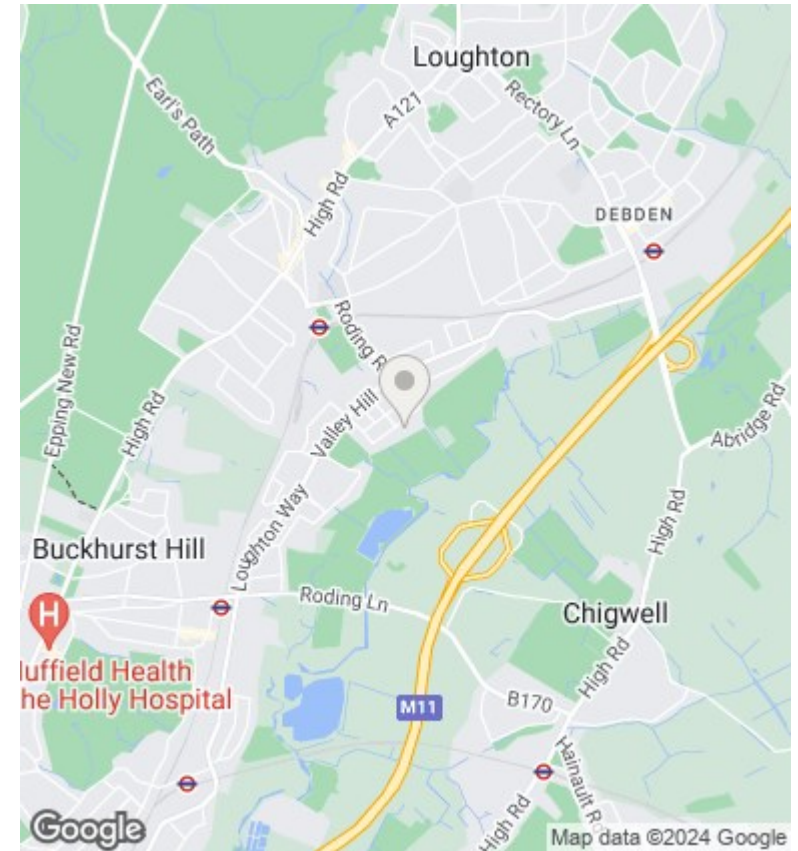
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

E

EPC Rating:

E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	