

# DURDEN & HUNT

INTERNATIONAL



## Barncroft Close, Loughton IG10

£1,800 Per Month

- First Floor Maisonette
- Double Storey
- Spacious Lounge
- Off Road Parking
- Three Bedrooms
- Excellent Transport Links
- Private Garden
- Family Shower Room

309 High Road, Loughton, Essex, IG10 1AL  
01277282222

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

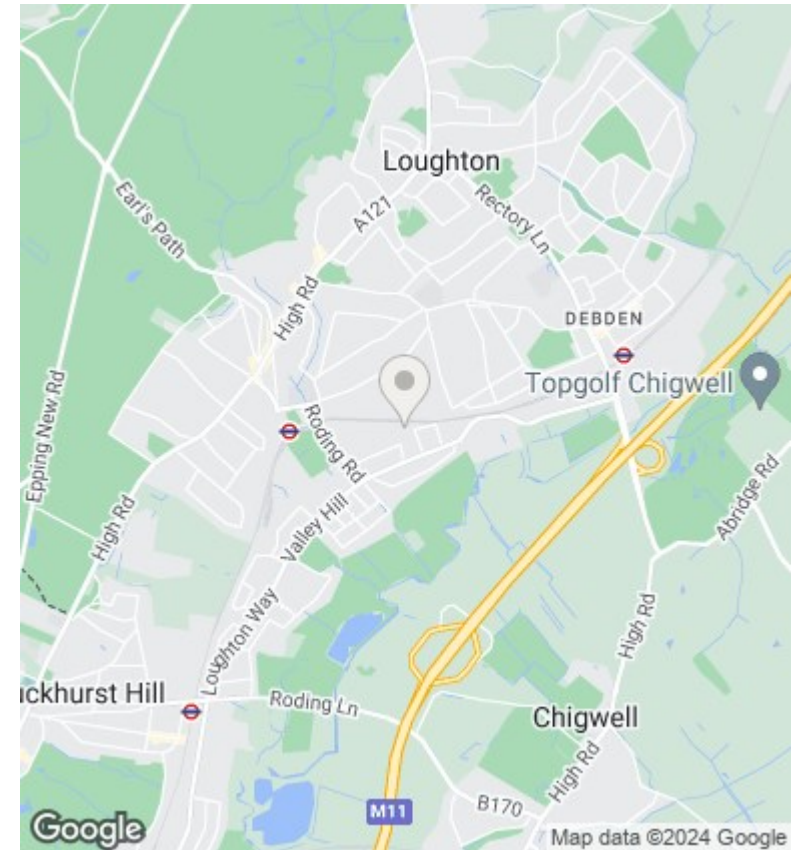
**Barncroft Close**  
 Approx. Total Internal Area 927 Sq Ft - 86.13 Sq M  
 (Including Eaves Storage)  
 Approx. Gross Internal Area 784 Sq Ft - 72.85 Sq M  
 (Excluding Eaves Storage)



**DURDEN & HUNT**

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 01277282222 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	