

DURDEN & HUNT

INTERNATIONAL



Baldwins Hill, Loughton IG10

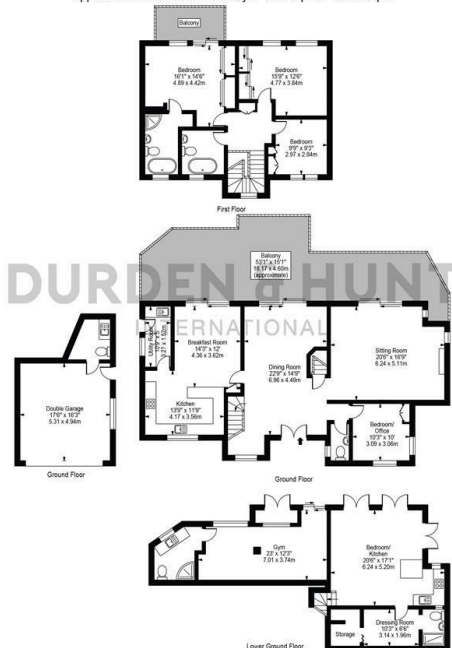
Offers Over £2,000,000

- Impressive Detached Family Home
- Desirable Location
- Multiple Reception Rooms And Sleek Kitchen Diner
- Good Transport Links
- Ideal For Multi Generational Living
- Ample Gated Parking And Double Garage With WC
- Master Bedroom With Balcony And En Suite
- One Bedroom Annexe
- Swimming Pool, Garden, Gym And Shower Room
- Family Bathroom And Downstairs Cloakroom

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

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

Baldwins Hill
 Approx. Total Internal Area 3153 Sq Ft - 292.91 Sq M
 (Including Gym & Double Garage)
 Approx. Gross Internal Area Of Double Garage 329 Sq Ft - 30.53 Sq M
 Approx. Gross Internal Area Of Gym 322 Sq Ft - 29.89 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

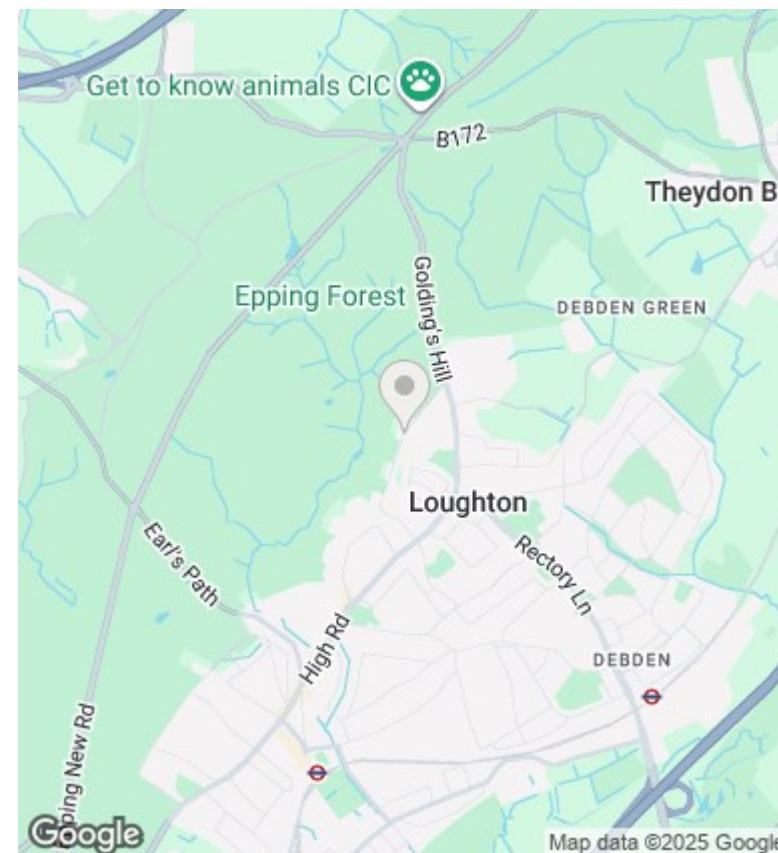
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

G

EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	