

# DURDEN & HUNT

INTERNATIONAL



## Leaden Close, Loughton IG10

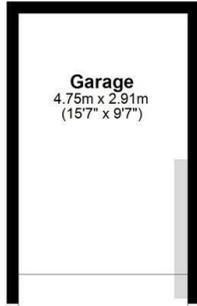
Offers Over £525,000

- Popular Location
- Spacious Living Room
- Two Additional Bedrooms
- Garage And Off Road Parking
- Modern Kitchen And Dining Room
- Contemporary Family Bathroom
- Rear Garden
- Primary Bedroom With En Suite

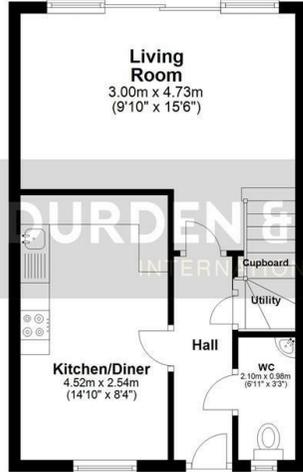
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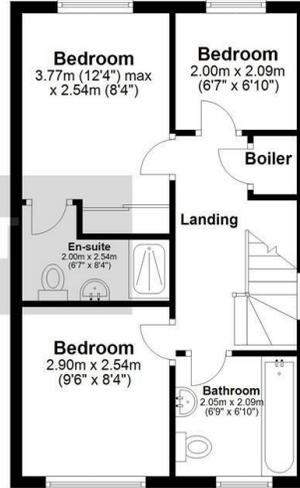
**Outbuilding**  
Approx. 13.8 sq. metres (149.1 sq. feet)



**Ground Floor**  
Approx. 36.0 sq. metres (387.2 sq. feet)



**First Floor**  
Approx. 37.5 sq. metres (403.6 sq. feet)



Total area: approx. 87.3 sq. metres (939.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

**Leaden Close**

## Viewings

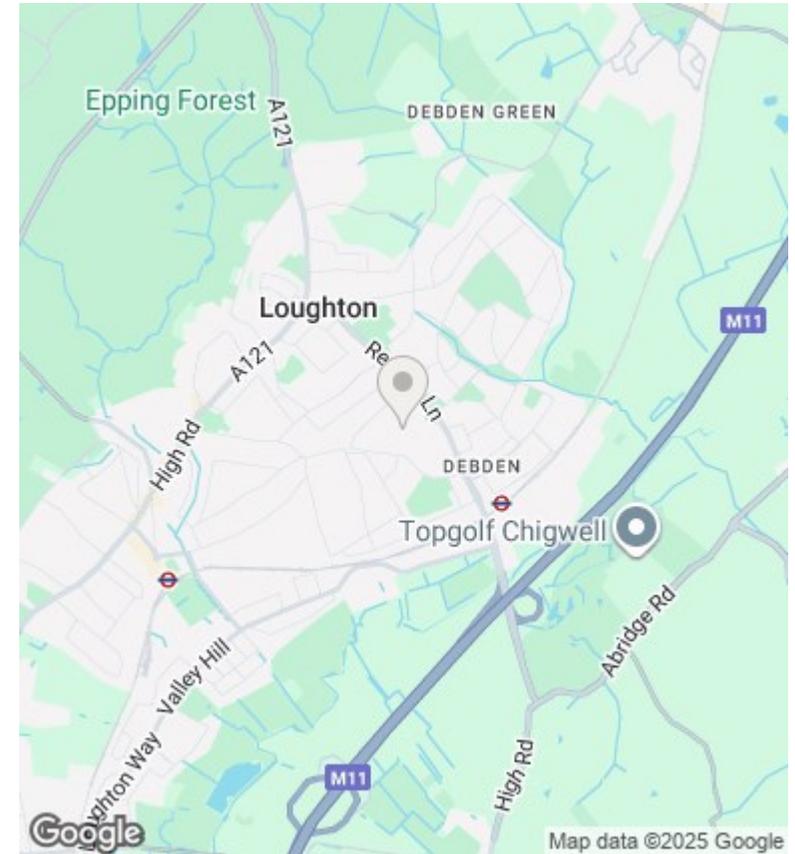
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

## Council Tax Band

D

## EPC Rating:

C



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	