



## Durnell Way, Loughton, IG10 1TG

Offers In Excess Of £650,000

- Offered Chain Free
- Master Bedroom With Ensuite Bathroom
- Open Plan Kitchen/Family Room
- Guide £650,000 - £675,000
- Four Double Bedrooms
- Offered To Tenants Unfurnished
- Low Maintenance Garden
- Close To Local Amenities, School Catchments and Central Line Stations

# Durnell Way, Loughton, IG10 1TG

Caplen Estates has the pleasure in presenting this extended family home situated in Loughton, which is offered as a Chain Free Purchase.

The current vendors has owned the property for 20 years and has extended both down and upstairs offering a large four bedroom house. The ground floor offers a 25ft lounge, cloakroom and fully integrated open plan kitchen/diner. The bespoke wooden kitchen is stunning, complete with island, butler sink and integrated appliances; a ceramic hob, double oven, dishwasher and free standing american fridge/freezer.

The first floor has four double bedrooms, a family bathroom and the master bedroom has an ensuite, the second floor has a further large bedroom and walk in wardrobe. The garden is low maintenance and fully paved and the property also benefits from a workshop. Call now to book a viewing with our sales team.



Council Tax Band: C



Living Room  
7.37m x 4.34m (24'2" x 14'3")

Kitchen/Family Room  
6.33 x 5.69 (20'9" x 18'8")

Dining Room  
3.94 x 2.58 (12'11" x 8'5")

WC

Porch

Hall

Bedroom One  
3.79 x 3.41 (12'5" x 11'2")

Bedroom Two  
4.70 x 4.47 (15'5" x 14'7")

Walk-in-Wardrobe  
2.69m x 2.21m (8'10" x 7'3")

Bedroom Three  
3.78m x 2.87m (12'5" x 9'5")

Bedroom Four  
3.73m x 2.18m (12'3" x 7'2")

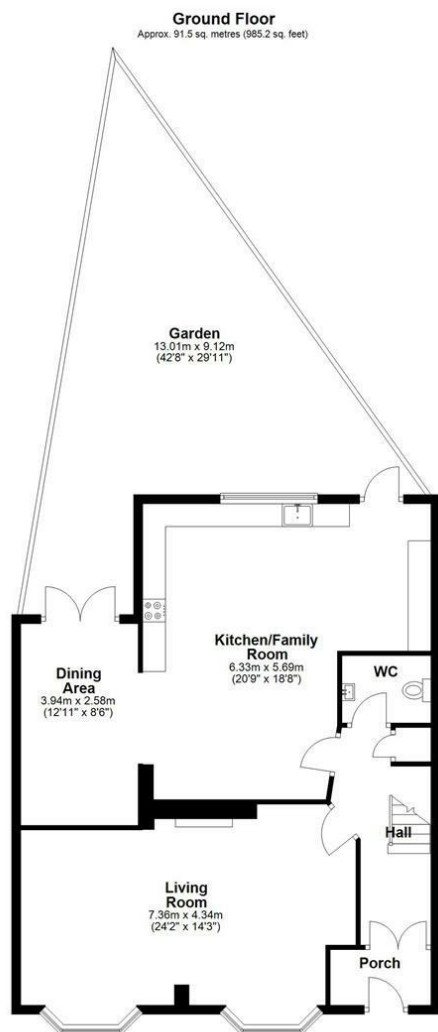
En-suite Bathroom  
2.72 x 2.53 (8'11" x 8'3")

Main Bathroom  
1.99 x 1.97 (6'6" x 6'4")

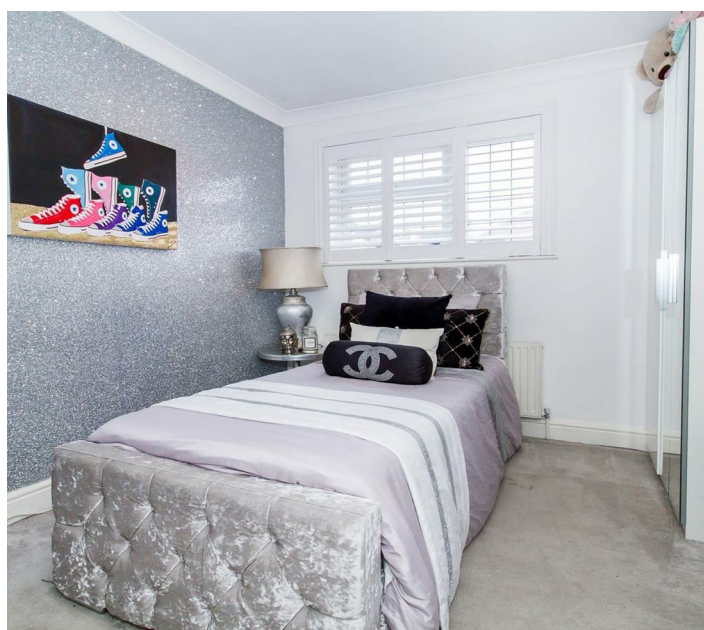
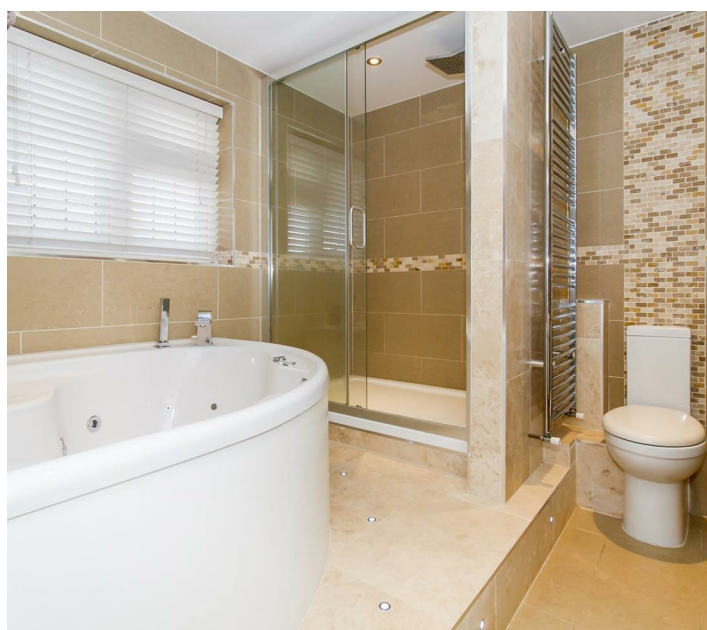
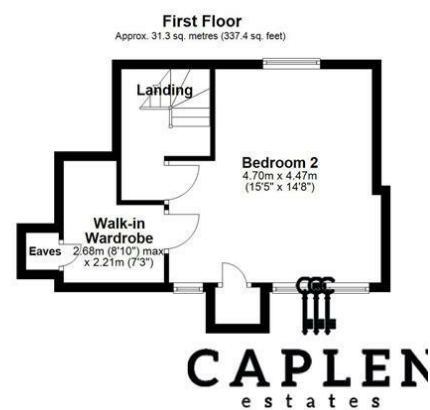
WC

Hallway

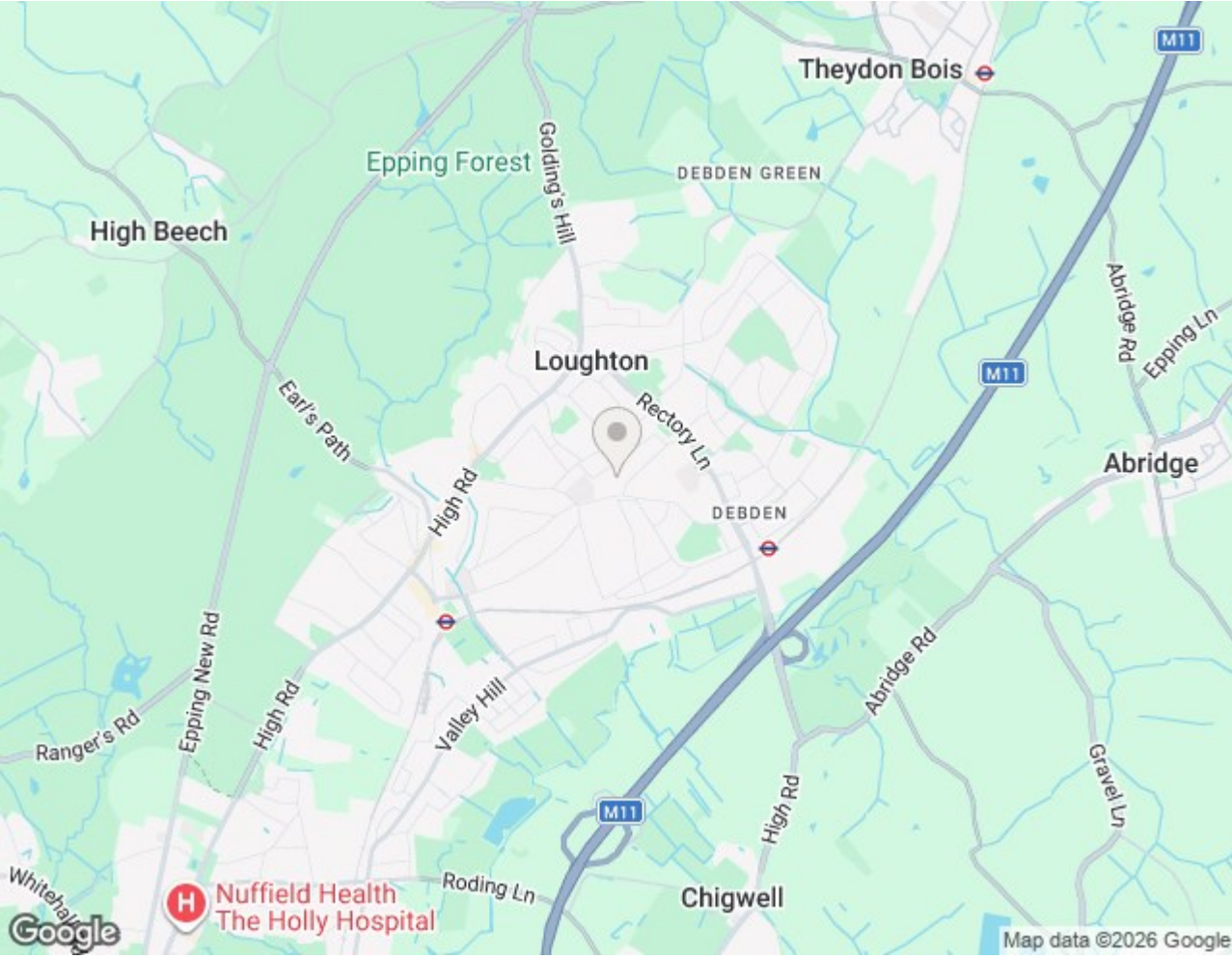
Garden  
13.01 x 9.12 (42'8" x 29'11")



Total area: approx. 183.6 sq. metres (1976.1 sq. feet)







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

EPC Rating:

C

Council Tax Band

C

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.