

# DURDEN & HUNT

INTERNATIONAL

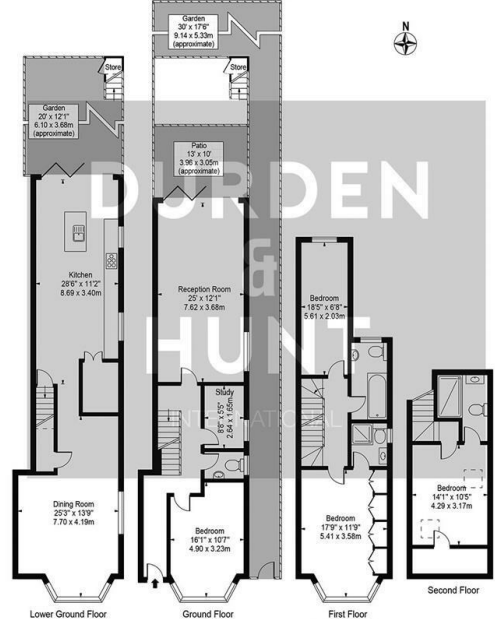


## Chelmsford Road, South Woodford E18

Offers In Excess Of £1,100,000

- Modern Fitted Kitchen
- Three Bathrooms, Two Of Which En Suite
- Excellent Transport Links
- Two Large Reception Rooms
- Separate WC
- Private Drive
- Four Bedrooms
- Garden And Patio

Chelmsford Road  
 Approx. Total Internal Area 2154 Sq Ft - 200.11 Sq M  
 (Including Store)  
 Approx. Gross Internal Area 2148 Sq Ft - 199.56 Sq M  
 (Excluding Store)



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 0208 150 7574 to make an appointment.

### Council Tax Band

C

### EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	