

# DURDEN & HUNT

INTERNATIONAL



## Morris Avenue, Manor Park E12

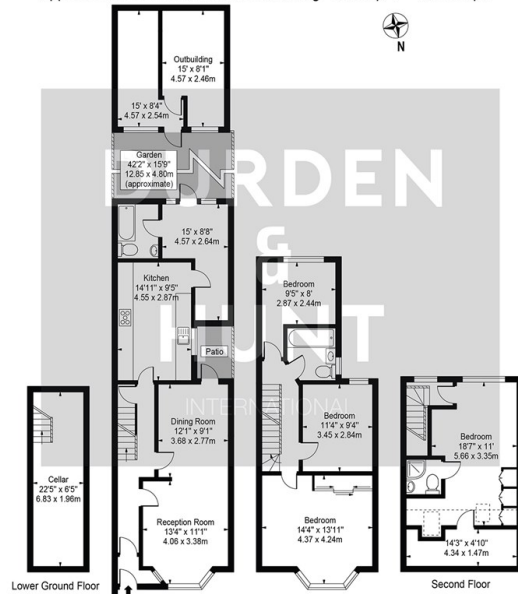
£550,000

- Four Bedroom & Three Bathrooms
- Outbuilding
- Close To Woodgrange Park & Manor Park Stations
- Extended
- Spacious Through Lounge
- Cellar
- Total Approx 1839 SQFT

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

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

**Morris Avenue**  
 Approx. Total Internal Area 1839 Sq Ft - 170.85 Sq M  
 (Including Outbuilding & Restricted Height Area)  
 Approx. Gross Internal Area 1530 Sq Ft - 142.14 Sq M  
 (Excluding Outbuilding & Restricted Height Area)  
 Approx. Gross Internal Area Of Outbuilding 206 Sq Ft - 19.14 Sq M



For Illustration Purposes Only - Not To Scale

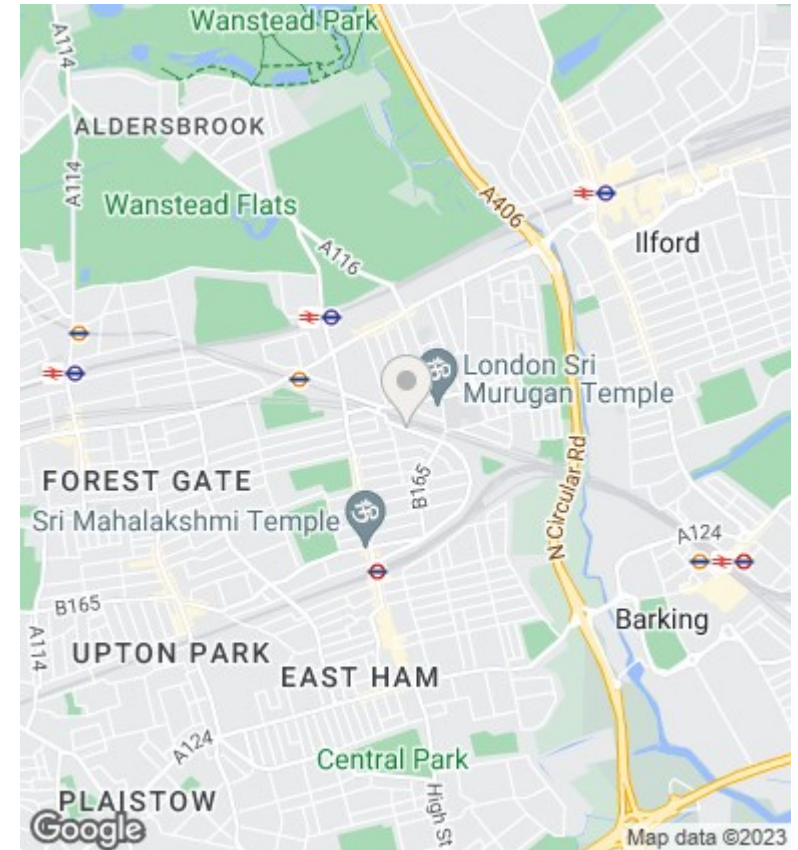
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements 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

## EPC Rating:



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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	