

# DURDEN & HUNT

INTERNATIONAL



## Northwood Gardens, Clayhall IG5

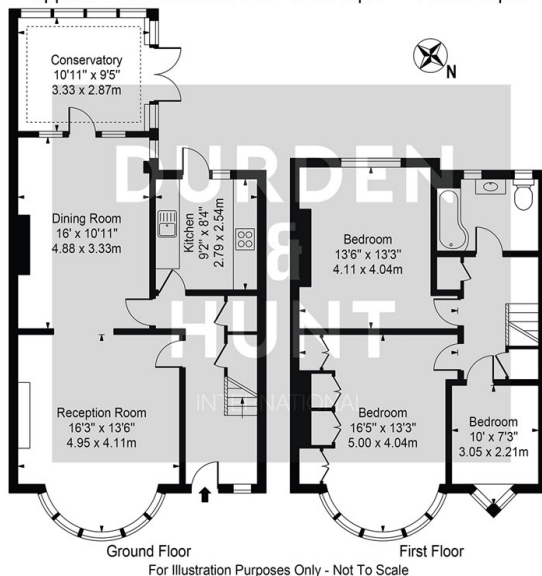
Offers In Excess Of £600,000

- Large Broken Plan Living And Dining Rooms
- Three Bedrooms
- Conservatory
- Garden With Lawn And Patio
- Private Drive
- Excellent Transport Links

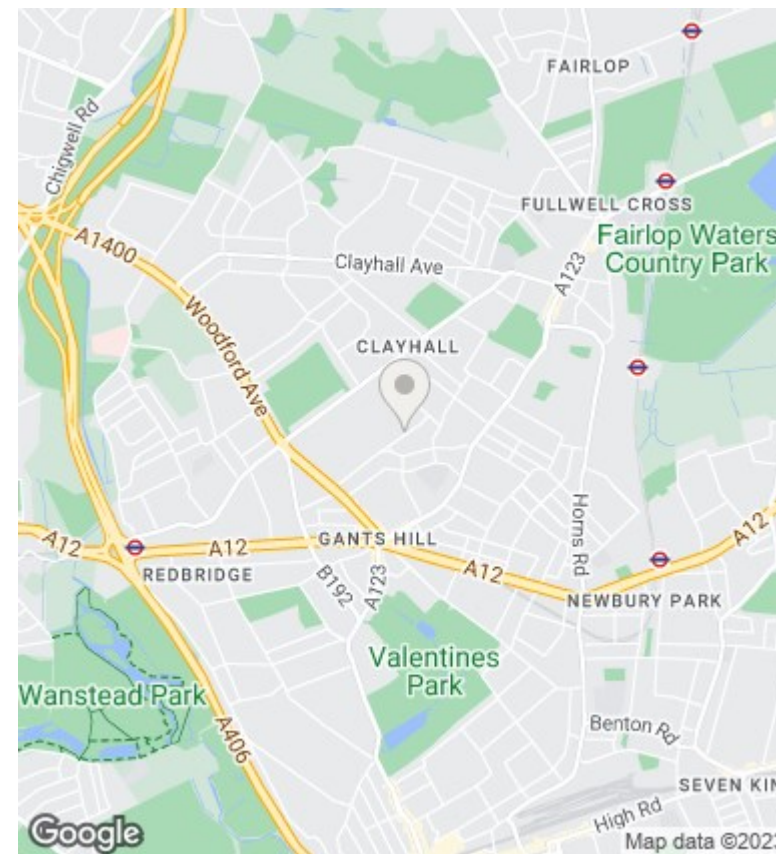
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0203 026 0160

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

**Northwood Gardens**  
 Approx. Gross Internal Area 1240 Sq Ft - 115.20 Sq M



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:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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	