

# DURDEN & HUNT

INTERNATIONAL



## London E4

Offers In Excess Of £425,000

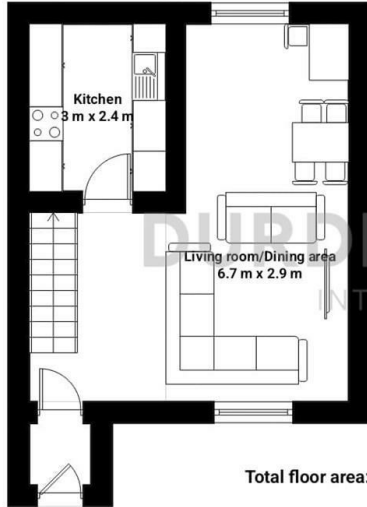
- Three Bedroom Freehold House
- Separate Kitchen
- Easy Access To Chingford & Waltham Abbey
- Garage En Bloc
- Front & Rear Gardens
- M25 Close By
- Large Double Reception Room With Space for Lounge And Dining Area
- Close to Chingford Station

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

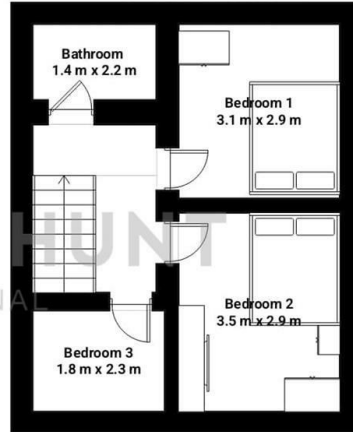
[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

## Goodwin Close

**Ground floor**  
Total area: approx 33.5 sq. metres (360.6 sq. feet)



**1st floor**  
Total area: approx 30.1 sq. metres (323.9 sq. feet)



Total floor area: approx 63.6 sq. metres (684.8 sq. feet)

### THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

## 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)	A		89
(81-91)	B		
(69-80)	C	71	
(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	