

DURDEN & HUNT

INTERNATIONAL



Clarence Gate, Woodford Green IG8

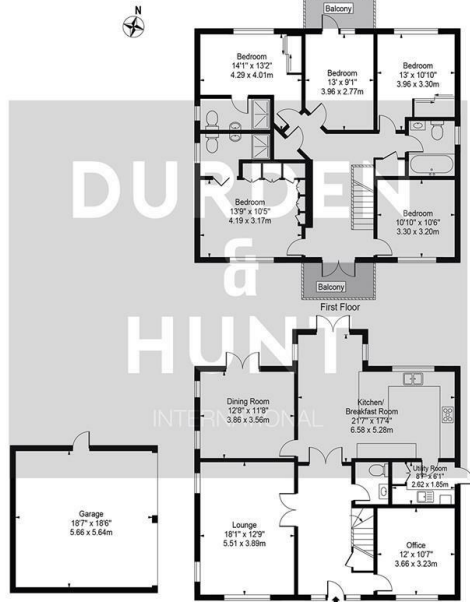
Offers In Excess Of £1,550,000

- Detached House
- Three Reception Rooms
- Spacious Garden
- Excellent Transport Links
- Five Bedrooms
- Three Bathrooms, Two Of Which En Suite And Downstairs WC
- Double Garage And Private Drive
- Spacious Kitchen Diner With Separate Utility Room
- Two Balconies
- Luxury Repton Park Development

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

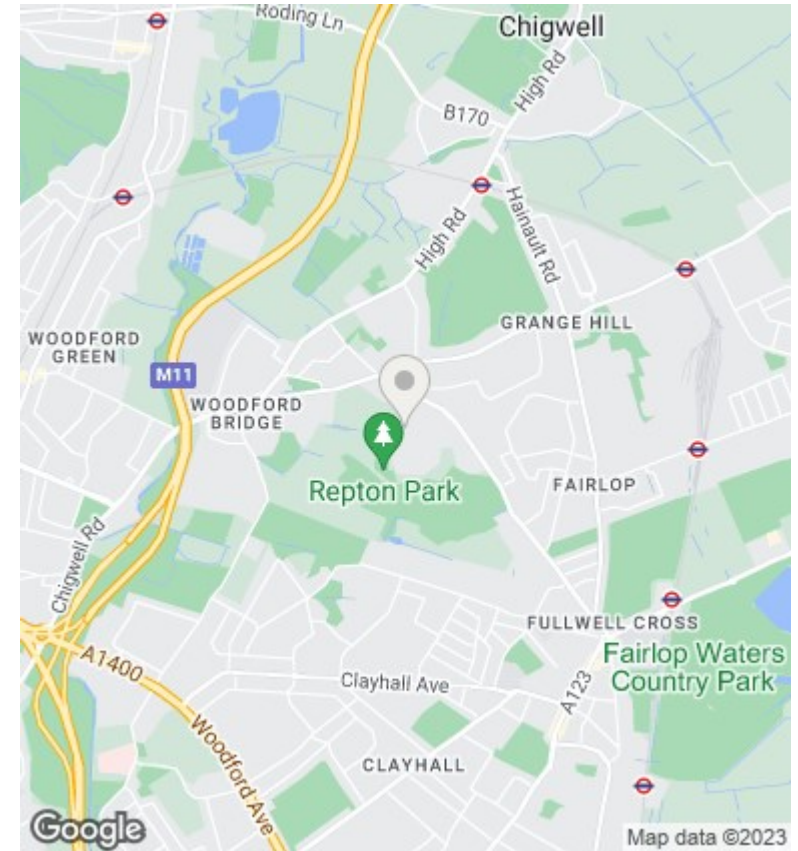
loughton@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>

Clarence Gate,
 Repton Park
 Approx. Gross Internal Area 2111 Sq Ft - 196.12 Sq M
 (Excluding Garage)
 Approx. Gross Internal Area Of Garage 344 Sq Ft - 31.92 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

H

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	