

# DURDEN & HUNT

INTERNATIONAL



## Chingford Road, London E17

£650,000

- Good Sized Kitchen
- Living Room
- Downstairs WC
- Excellent Transport Links
- Separate Utility Room
- Three Bedrooms
- Garden With Patio Area
- Dining Room
- Family Bathroom
- Outbuilding

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

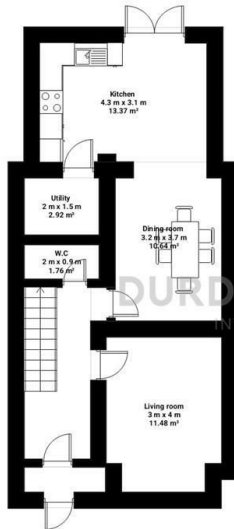
[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

**Chingford Road**

Total area: approx 105.47 sq. metres (1135.2 sq. feet) including outbuilding

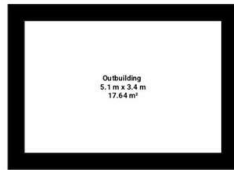
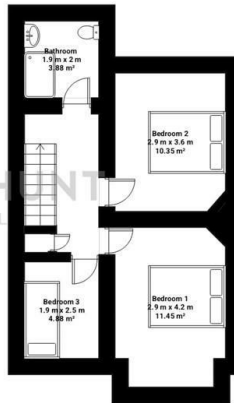
**Ground Floor**

Total area: approx 50.29 sq. metres (541.3 sq. feet)



**1st Floor**

Total area: approx 37.54 sq. metres (404.0 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:**

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(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	