

# DURDEN & HUNT

INTERNATIONAL



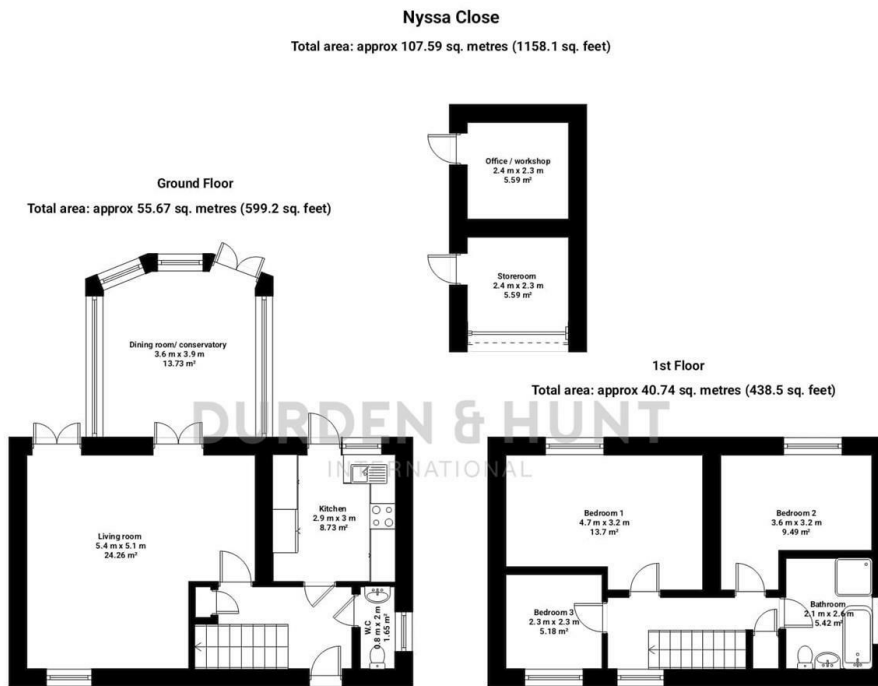
## Nyssa Close, Woodford Green IG8

£625,000

- Detached Home
- Dining Room/ Conservatory
- Family Bathroom
- Good Transport Links
- Spacious Living Room
- Downstairs WC
- Garden With Patio Area
- Good Sized Kitchen
- Three Bathrooms
- Garage And Driveway

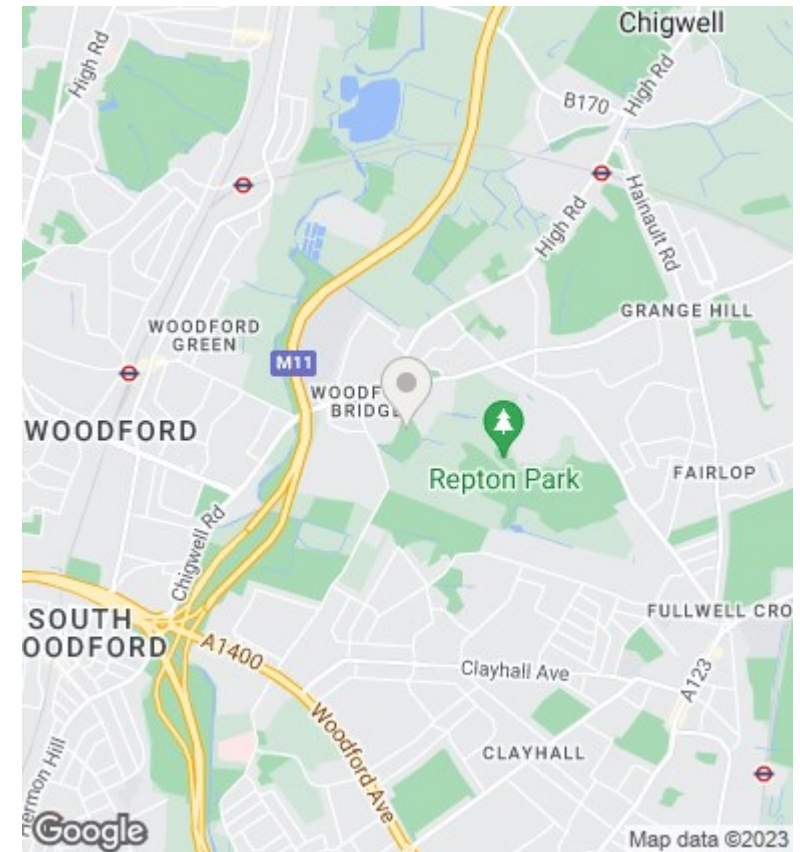
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THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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

E

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		74
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	