

# DURDEN & HUNT

INTERNATIONAL



## Groveswood Place, Woodford Green IG8

Offers In Excess Of £1,400,000

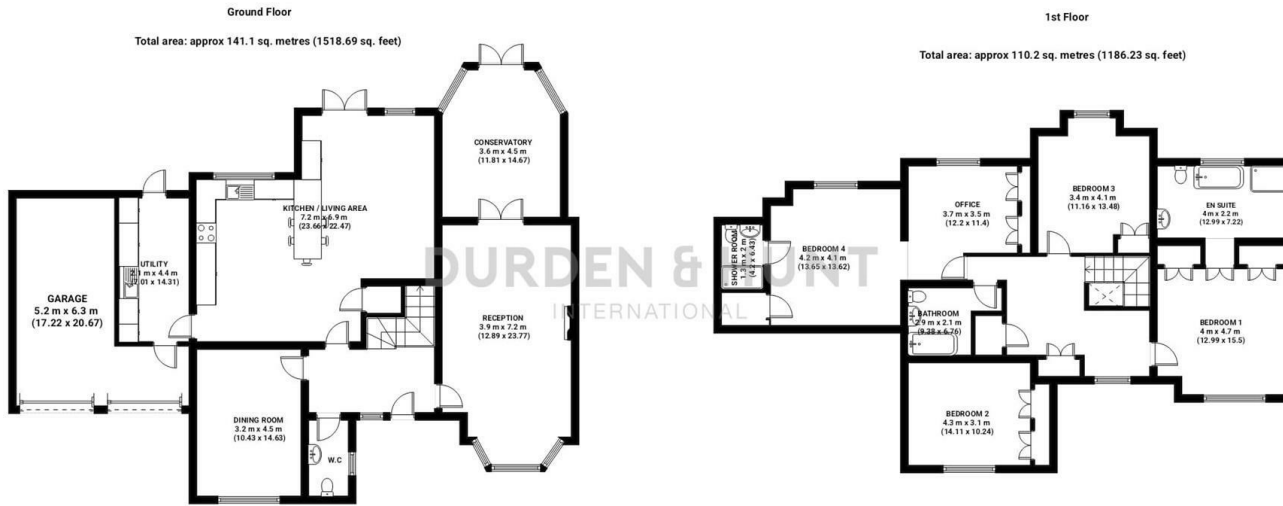
- Detached Home
- Dining Area
- Four Double Sized Bedrooms Two With En Suites
- Excellent Transport Links
- Open Plan Kitchen And Living Area
- Good Sized Additional Reception Room And Conservatory
- Garden With Patio Area
- Separate Utility Space And Office
- Downstairs WC And Family Bathroom
- Double Garage And Large Private Drive

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

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

**Groewood Place**

Total area: approx 251.3 sq. metres (2704.9707 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**

G

**EPC Rating:**

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	79
(55-68) <b>D</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	