

DURDEN & HUNT

INTERNATIONAL



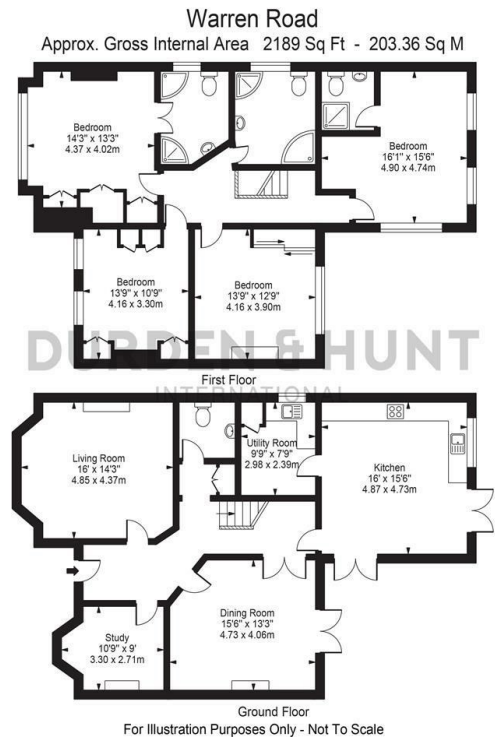
Warren Road, Chingford E4

Offers In Excess Of £885,000

- Good Size Living Room
- Dining Room
- Four Well Proportioned Bedrooms Two Of Which Have En Suites And Three With Fitted Wardrobes
- Spacious Kitchen With Separate Utility Space
- Study
- Garden With Patio And Decking Area
- Excellent Transport Links
- Downstairs WC And Family Bathroom
- Driveway

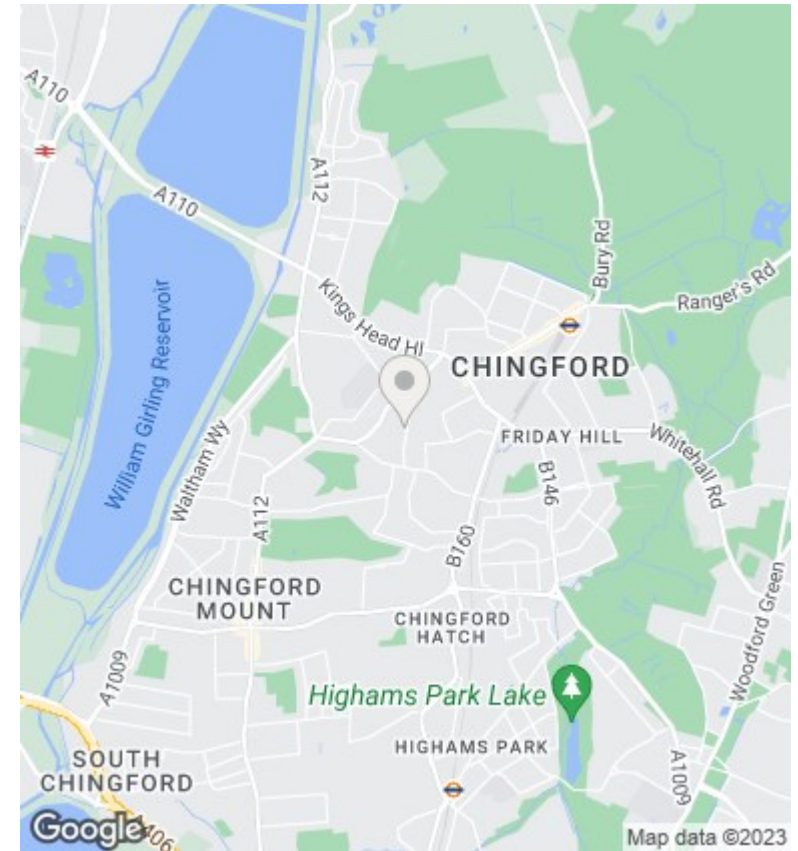
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0203 026 0160

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



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

F

EPC Rating:

D

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 82 |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |