

DURDEN & HUNT

INTERNATIONAL



Woodberry Way, London E4

Offers In Excess Of £875,000

- Large Plot
- Excellent Transport Links
- Three Bedrooms
- Driveway And Garage
- Spacious Open Plan Dining And Living Room
- Conservatory
- Family Bathroom
- Galley Kitchen
- Downstairs WC
- Garden And Patio Area

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Large Plot - Spacious Open Plan Dining And Living Room - Galley Kitchen - Conservatory - Downstairs WC - Three Bedrooms - Family Bathroom - Garden And Patio Area - Driveway - Garage - Excellent Transport Links



Council Tax Band: F



Durden and Hunt welcome to the market this three bedroom detached home in a sought after location of Chingford.

Internally this property offers a large open plan living and dining area with linked conservatory, alongside a galley kitchen and downstairs wc. This {Property offers a lot of potential for modernisation.

The first floor consists of three bedrooms all complemented by a four piece family bathroom.

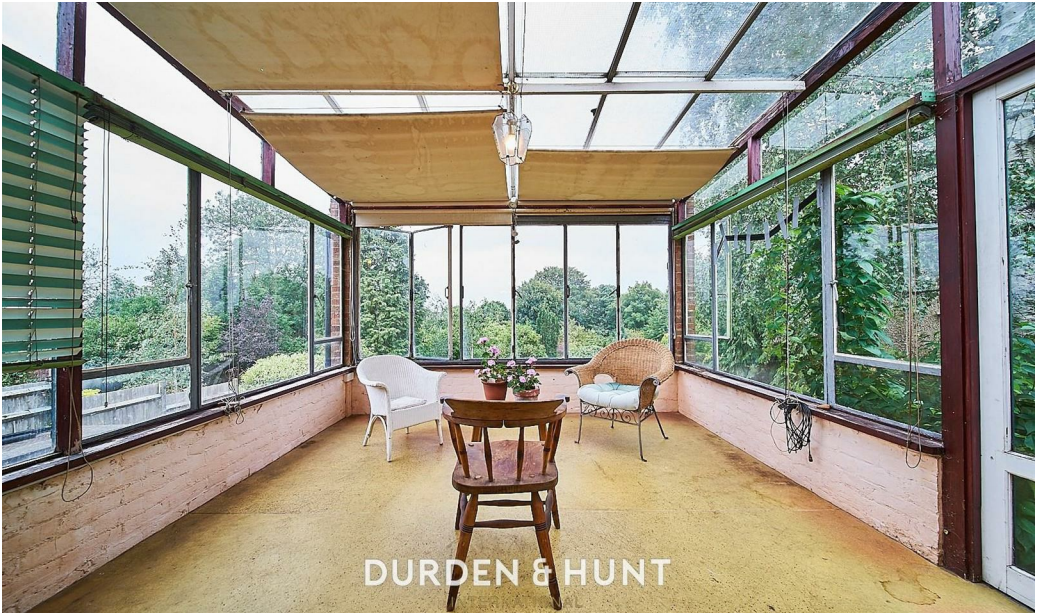
Externally this property is based on a large plot of land with a generous sized garden, private drive, and a garage.

Ideally located close to local shops, schools and amenities as well as excellent transport links including A10, M11 and Chingford Over ground with direct access to Liverpool Street Station.

Consumer Protection from Unfair Trading Regulations
2008.Misrepresentations Act 1967. Property Misdescriptions Act 1991.

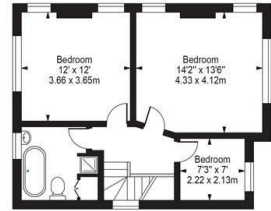
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied

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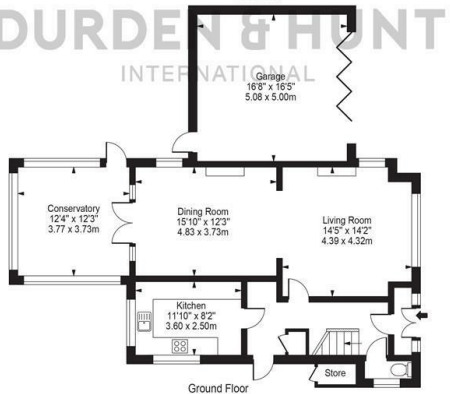




Woodberry Way
 Approx. Total Internal Area 1660 Sq Ft - 154.26 Sq M
 (Including Garage & Store)
 Approx. Gross Internal Area Of Garage 273 Sq Ft - 25.40 Sq M
 Approx. Gross Internal Area Of Store 6 Sq Ft - 0.60 Sq M



First Floor

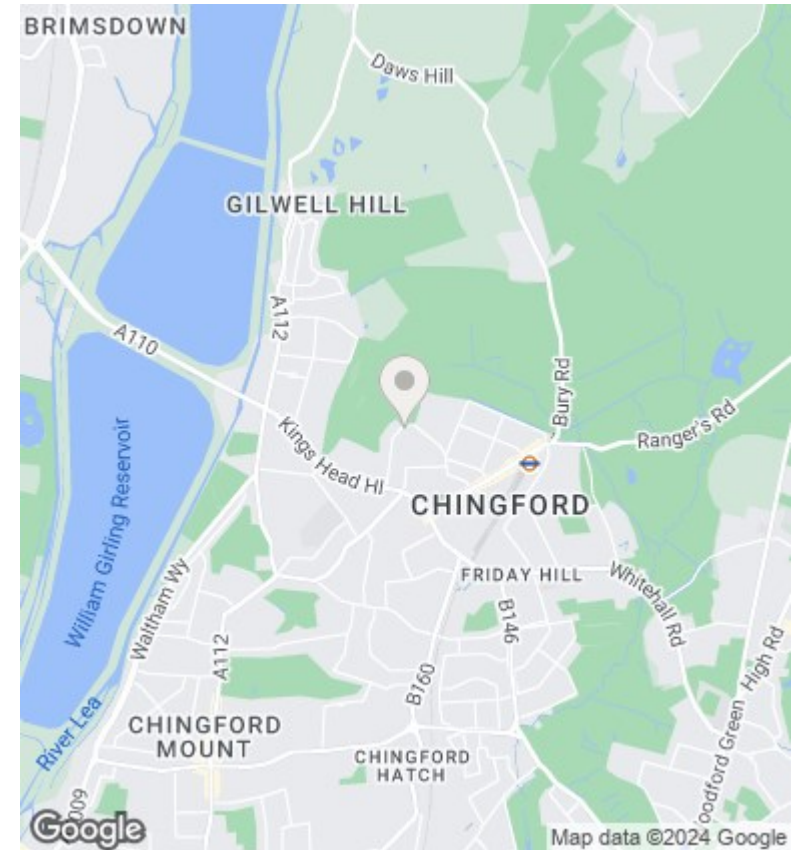


Ground Floor

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.

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Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

F

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		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	