

# DURDEN & HUNT

INTERNATIONAL



## Monkhams Drive, Woodford Green IG8

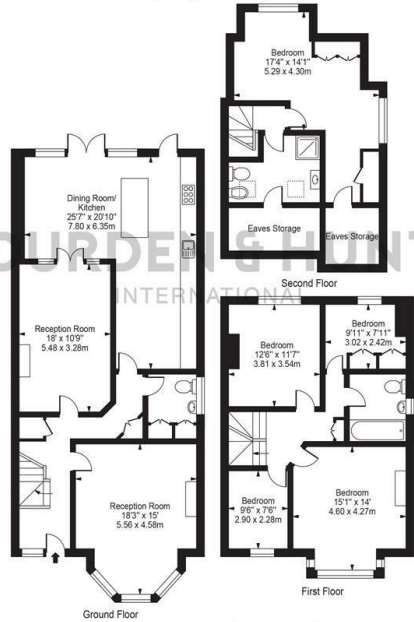
£1,350,000

- Desirable Monkhams Estate Location
- Off Road Parking
- Multiple Reception Rooms
- Ample Storage
- Five Bedroom Family Home
- Period Features
- Large Rear Garden
- Excellent Transport Links
- Large Kitchen / Diner
- Two Bathrooms And Downstairs WC

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

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

Monkhams Drive  
 Approx. Total Internal Area 2227 Sq Ft - 206.93 Sq M  
 (Including Eaves Storage)  
 Approx. Gross Internal Area 2120 Sq Ft - 196.97 Sq M  
 (Excluding Eaves Storage)



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		65	
(55-68) D			
(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	