

# DURDEN & HUNT

INTERNATIONAL



## Langley Drive, Wanstead E11

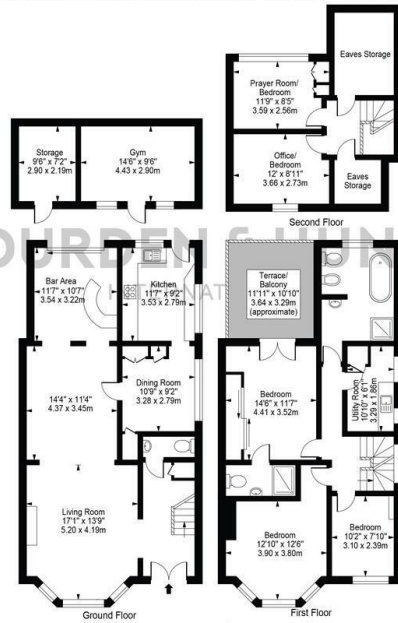
Offers Over £1,400,000

- Excellent Transport Links
- Over 2,200 SQ FT
- Four Additional Bedrooms
- Desirable Location
- Garden With Outbuilding
- Family Bathroom And Downstairs WC
- Off Road Parking
- Master Bedroom With En Suite And Private Balcony
- Flexible Layout

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

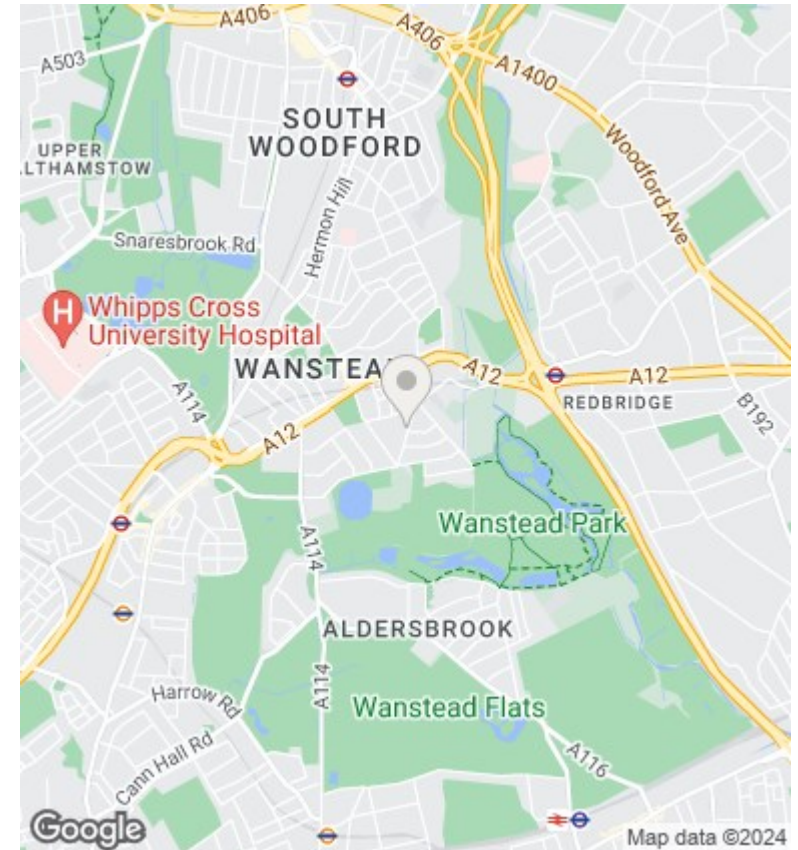
[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

Langley Drive  
 Approx. Total Internal Area 2279 Sq Ft - 211.73 Sq M  
 (Including Eaves Storage & Outbuilding)  
 Approx. Gross Internal Area 1938 Sq Ft - 180.09 Sq M  
 (Excluding Eaves Storage & Outbuilding)  
 Approx. Gross Internal Area Of Outbuilding 212 Sq Ft - 19.72 Sq M



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

G

## EPC Rating:

D

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