



**33 Arabia Close, London, E4 7DU**

**Asking price £675,000**

Edward Taub are pleased to offer this Four bedroom house situated in a quiet turning close to the shops and main line station and affording great views towards London. Accommodation consists of a large lounge which leads to a modern fitted kitchen. Downstairs w.c. On the first floor are three generous sized bedrooms and a family bathroom and the loft has been converted to provide another large double bedroom. A detached garage and nice garden together with off street parking, double glazing and gas central heating make this a desirable property.

**Buckhurst Hill Office**  
62-64 Queens Road  
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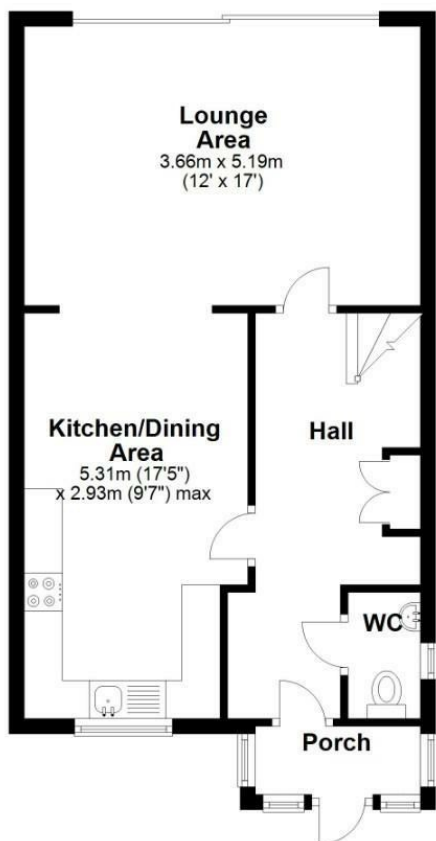
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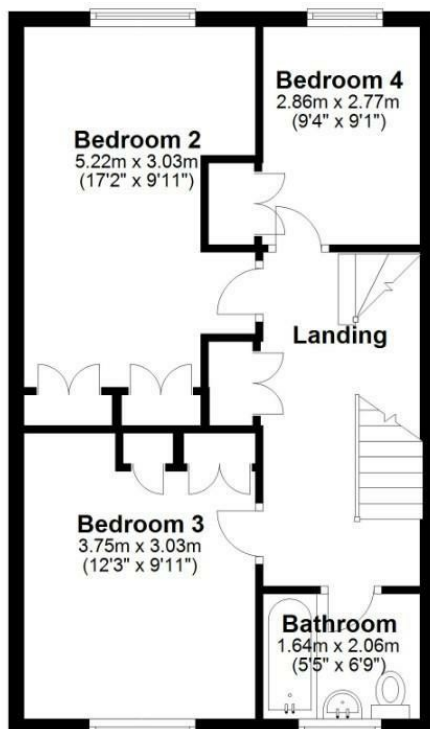
### Ground Floor

Approx. 49.2 sq. metres (529.6 sq. feet)



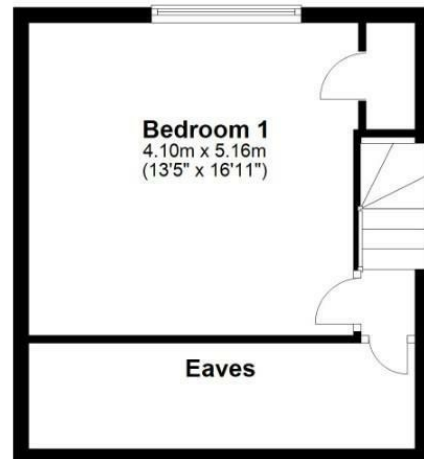
### First Floor

Approx. 47.0 sq. metres (506.4 sq. feet)



### Second Floor

Main area: approx. 21.1 sq. metres (227.6 sq. feet)  
Plus eaves, approx. 7.0 sq. metres (75.6 sq. feet)



Main area: Approx. 117.4 sq. metres (1263.6 sq. feet)  
Plus eaves, approx. 7.0 sq. metres (75.6 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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