



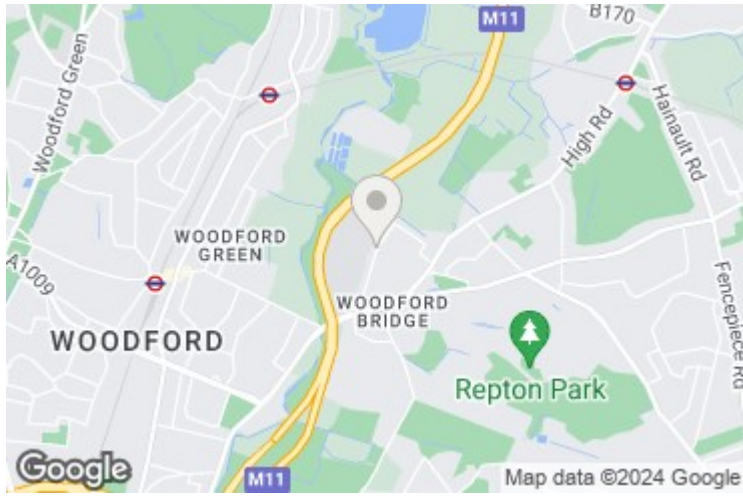
## 91 Waltham Road, Woodford Green, Essex, IG8 8DW

Asking price £675,000

This delightful semi-detached house has been expertly updated and enlarged. The driveway comfortably takes several cars and the rear garden benefits from a westerly aspect. Inside, the extended kitchen area adds wow factor, whilst the sitting room with large window adds cosy character. Upstairs there are three bedrooms and fitted bathroom and downstairs also has the advantage of a shower room and utility room. The property is double glazed and centrally heated. The house is also very conveniently located for local amenities and also excellent transport links.

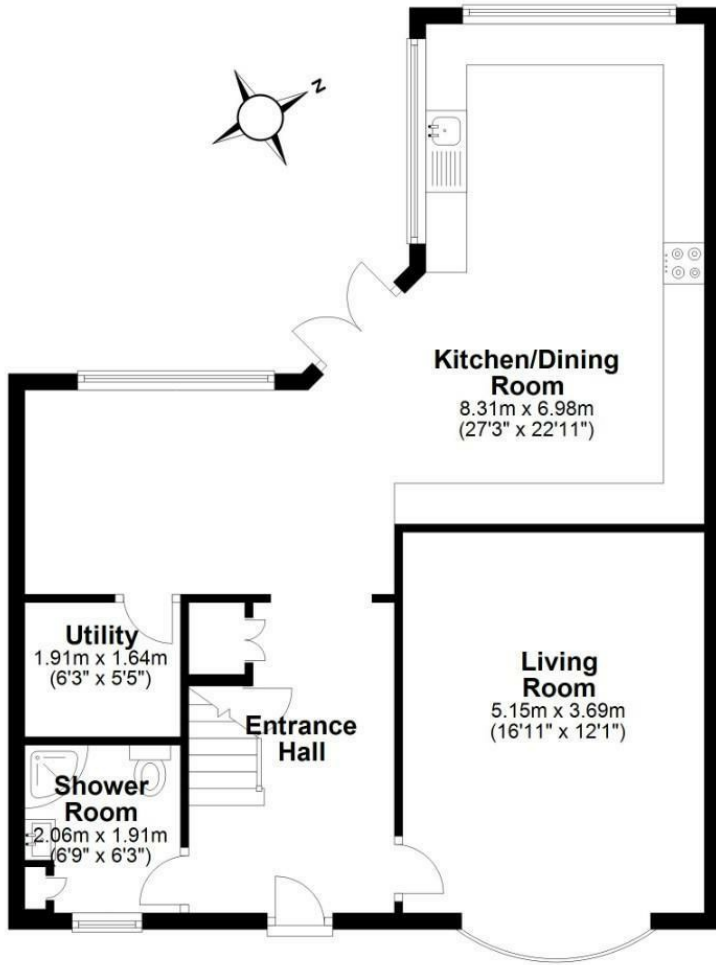
EPC = C

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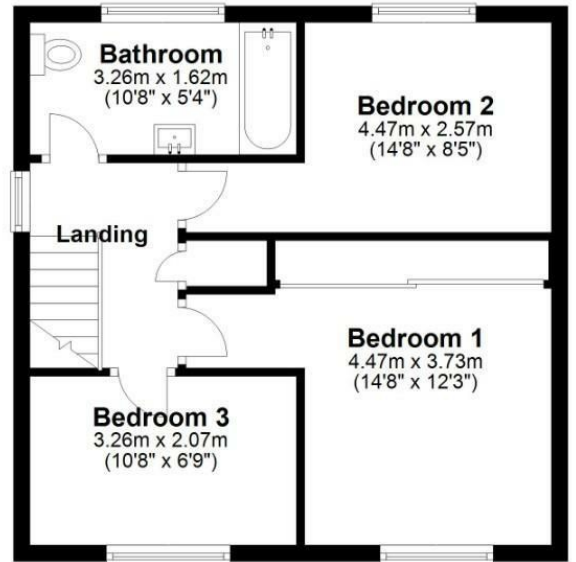
### Ground Floor

Approx. 69.8 sq. metres (751.6 sq. feet)

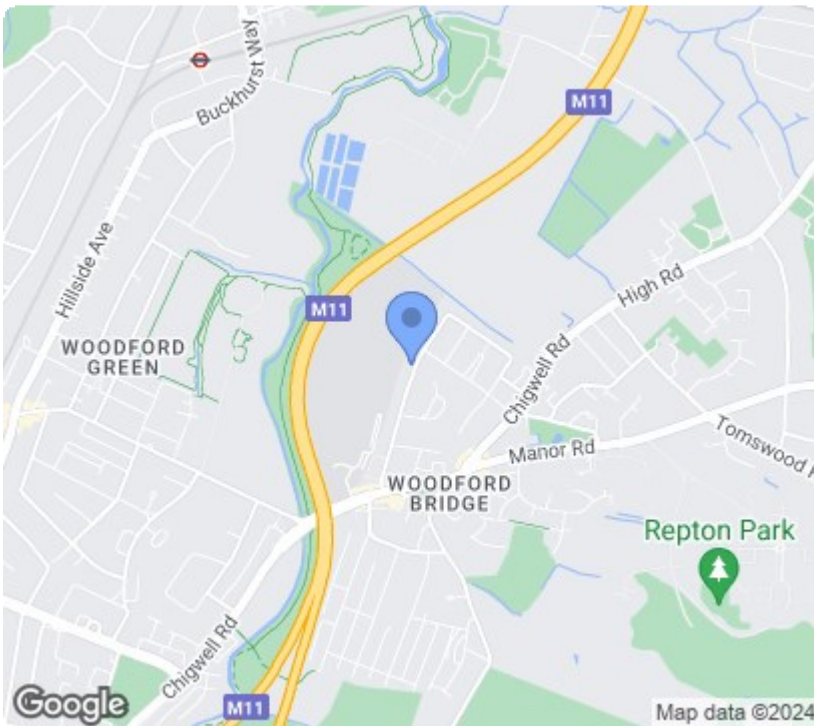


### First Floor

Approx. 40.8 sq. metres (439.2 sq. feet)



Total area: approx. 110.6 sq. metres (1190.9 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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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	