



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

Offers in excess of £655,000

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. Large rear garden backing playing fields, the house is also very conveniently located for local amenities and also excellent transport links.

EPC = C

Buckhurst Hill Office
62-64 Queens Road
Buckhurst Hill
IG9 5BY

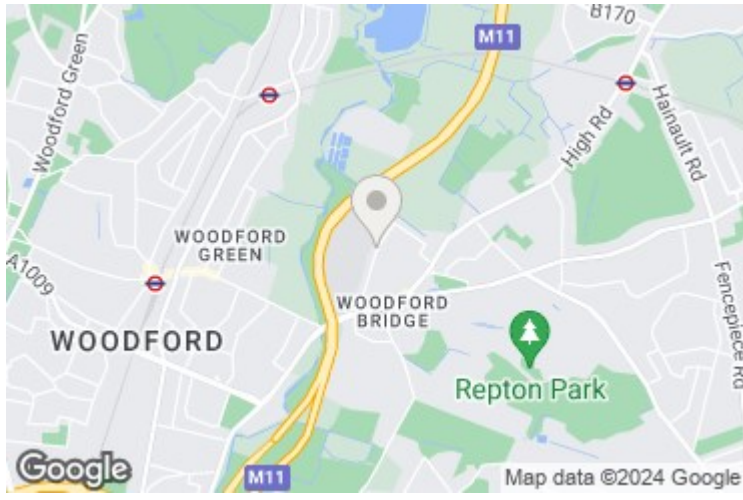
London Office
33 Cavendish Square
London
W1G 0PW

Head Office
119 High Road
Loughton
IG10 4LT

Contact Details
OFFICE 020 8559 7474
ADMIN 020 8559 2000
FAX 020 8281 7778
www.edwardtaub.co.uk

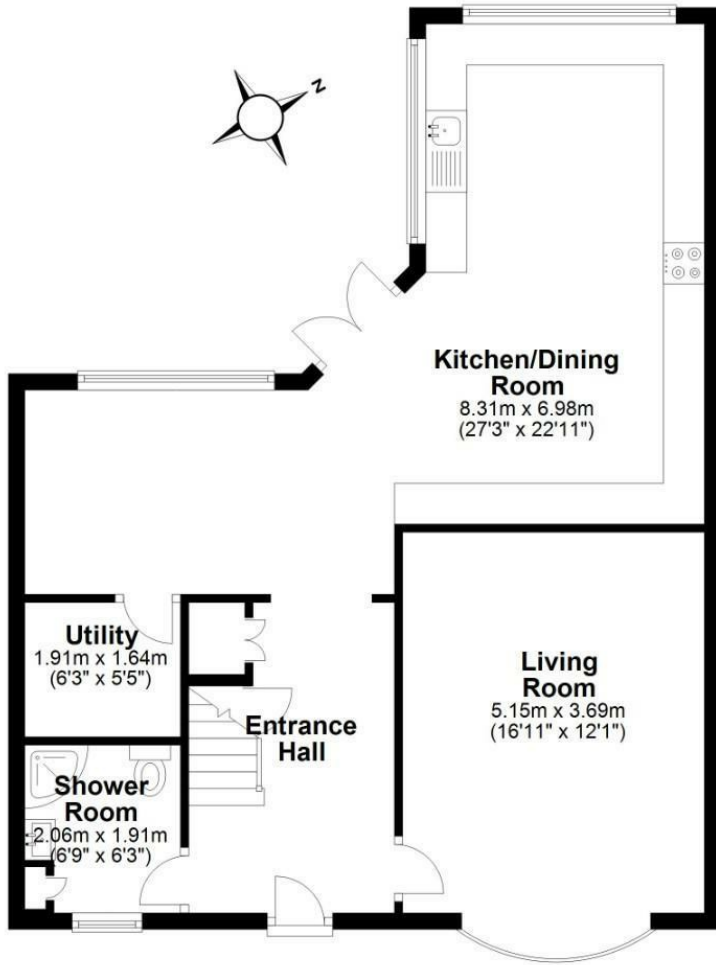


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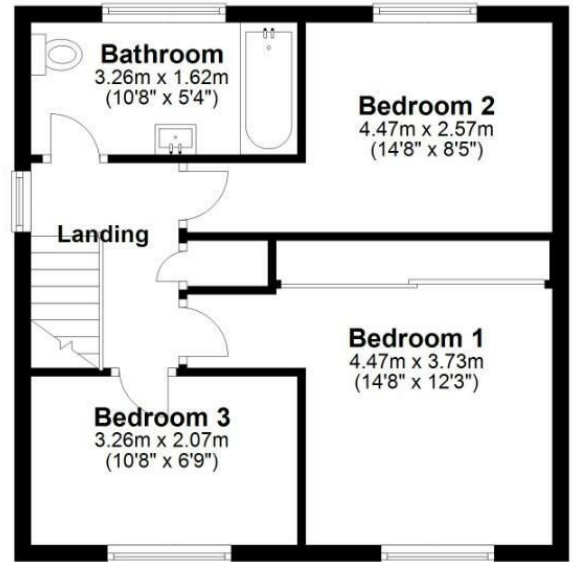
Ground Floor

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

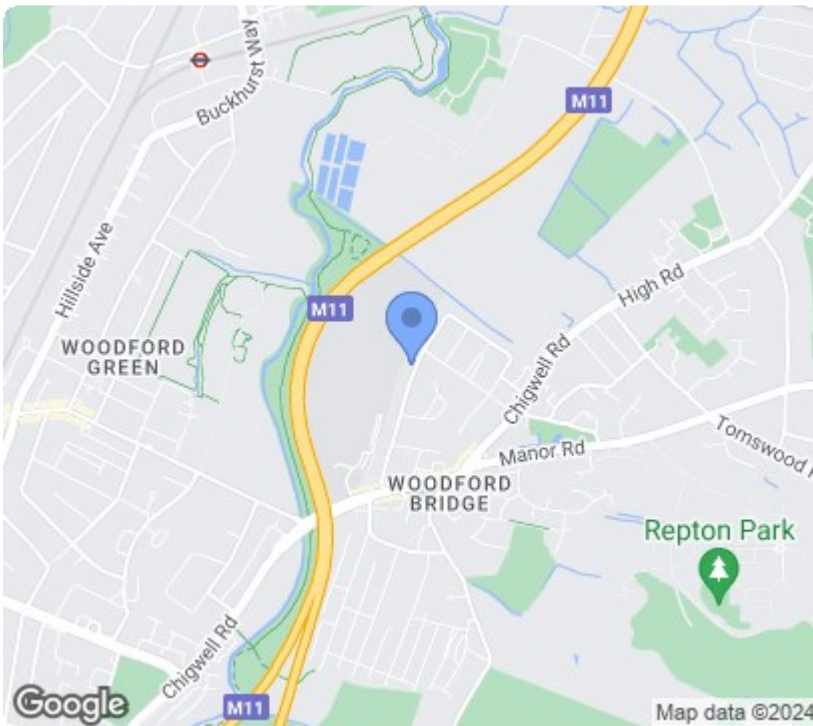


First Floor

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) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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