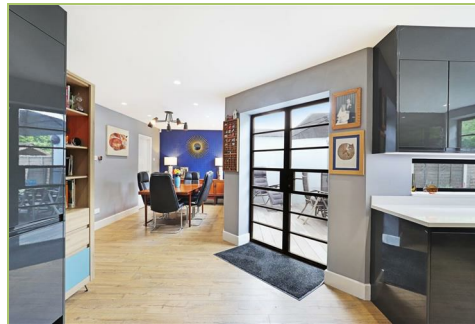




## 91 Waltham Road, Woodford Green, Essex, IG8 8DW

**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

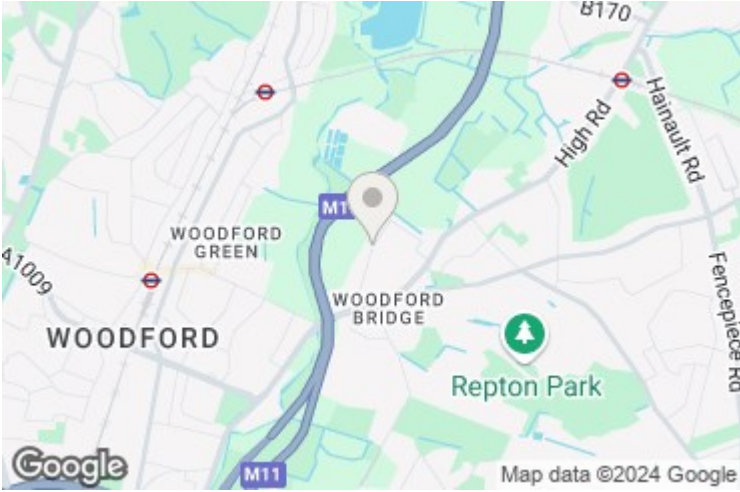
**London Office**  
33 Cavendish Square  
London  
W1G 0PW

**Head Office**  
119 High Road  
Loughton  
IG10 4LT

**Contact Details**  
OFFICE 020 8559 7474  
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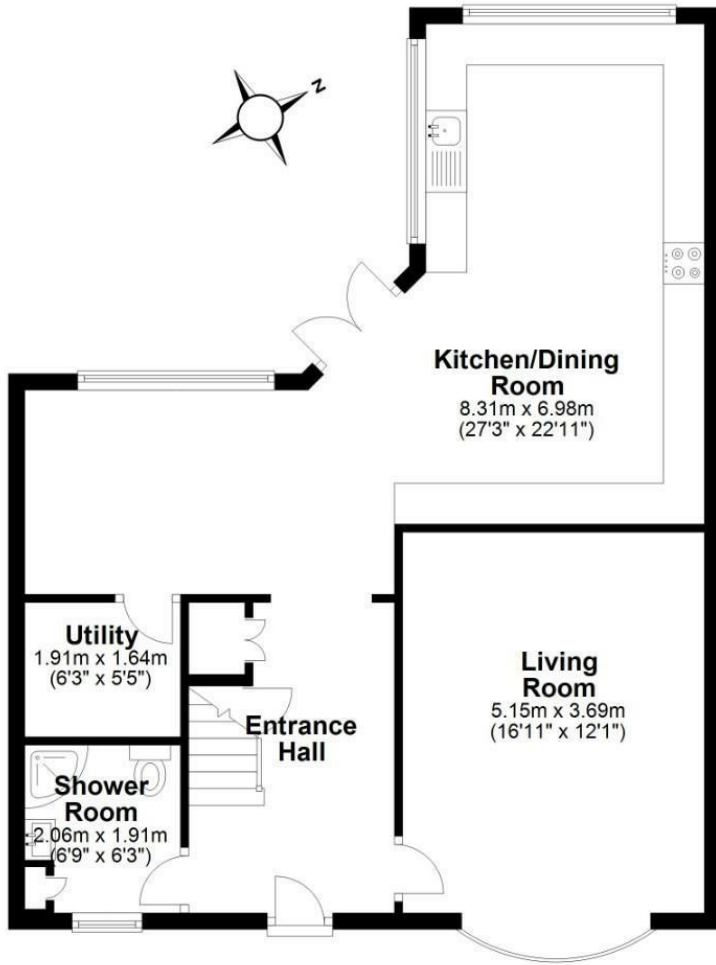


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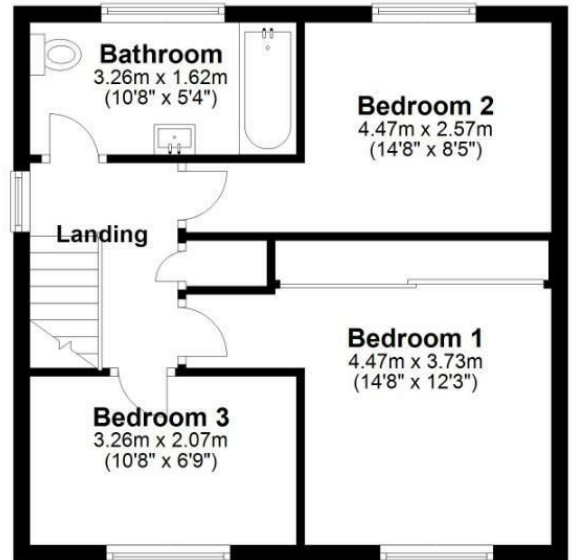
## Ground Floor

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

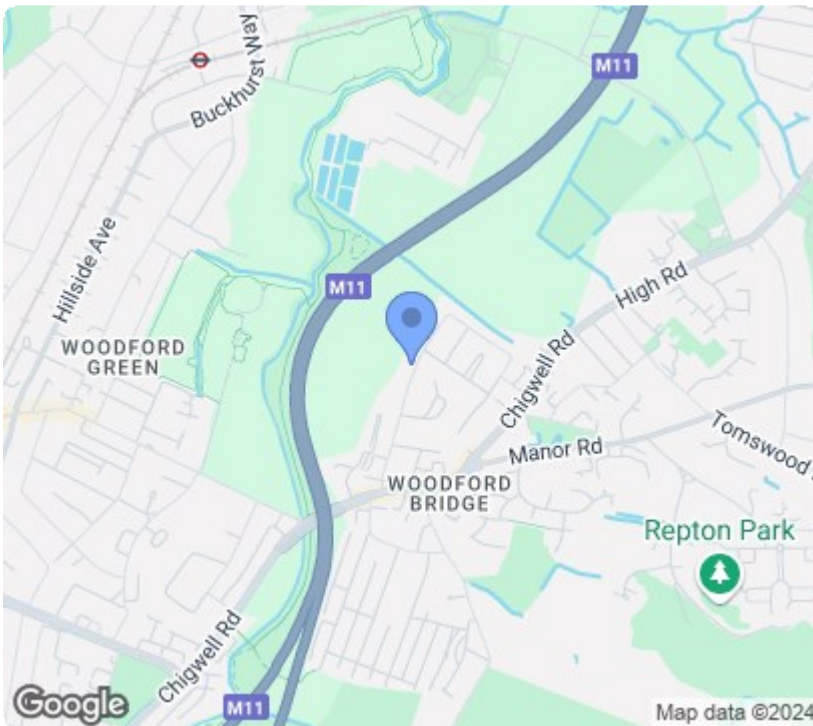


## First Floor

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>                                                |           |
| (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                                                 |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |

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