



2A Danbury Way, Woodford Green, Essex, IG8 7EZ

Asking price £450,000

Edward Taub are proud to bring to the property market is this two bedroom house located close to Woodford Station Offered with no onward chain. Accommodation consists of a modern kitchen with appliances Downstairs cloakroom/wc. Good size living room with French doors leading to a private garden. Upstairs are two bedrooms plus the bathroom with bath and shower attachment. The property further benefits from gas central heating, double glazing and has of street parking. Contact us today to arrange viewing so as not to miss out. Council Tax "D"

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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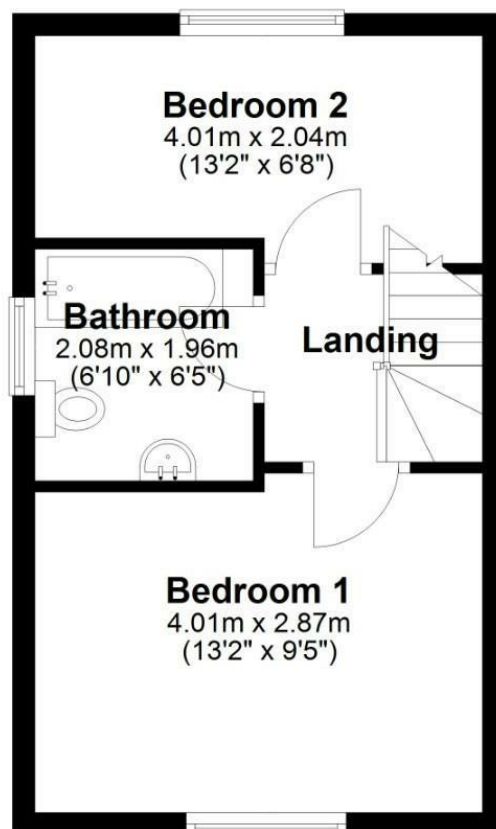
Ground Floor

Approx. 35.6 sq. metres (382.9 sq. feet)

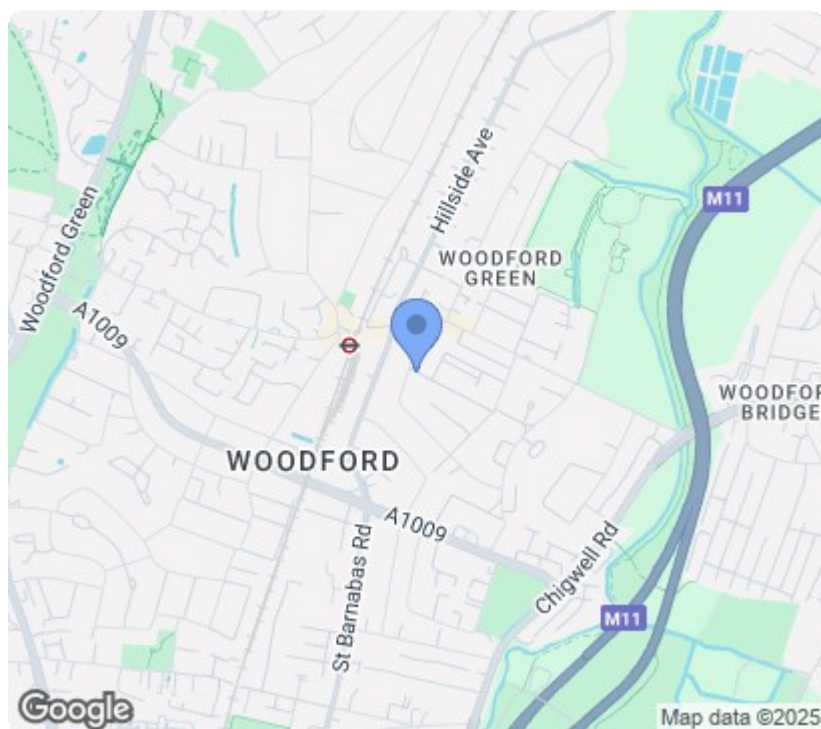


First Floor

Approx. 27.9 sq. metres (300.3 sq. feet)



Total area: approx. 63.5 sq. metres (683.2 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 75 |
| (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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