



## Latchingdon Gardens, Woodford Green, IG8 8EA

£2,200 PCM

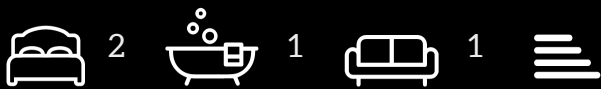
- Available May
- Off Street Parking For Two Cars
- Spacious Kitchen/Diner
- Downstairs W/C
- Two Double Bedroom Semi Detached House
- Well Presented Throughout
- Unfurnished
- Short Walk to Woodford Bridge Shops & Amenities.

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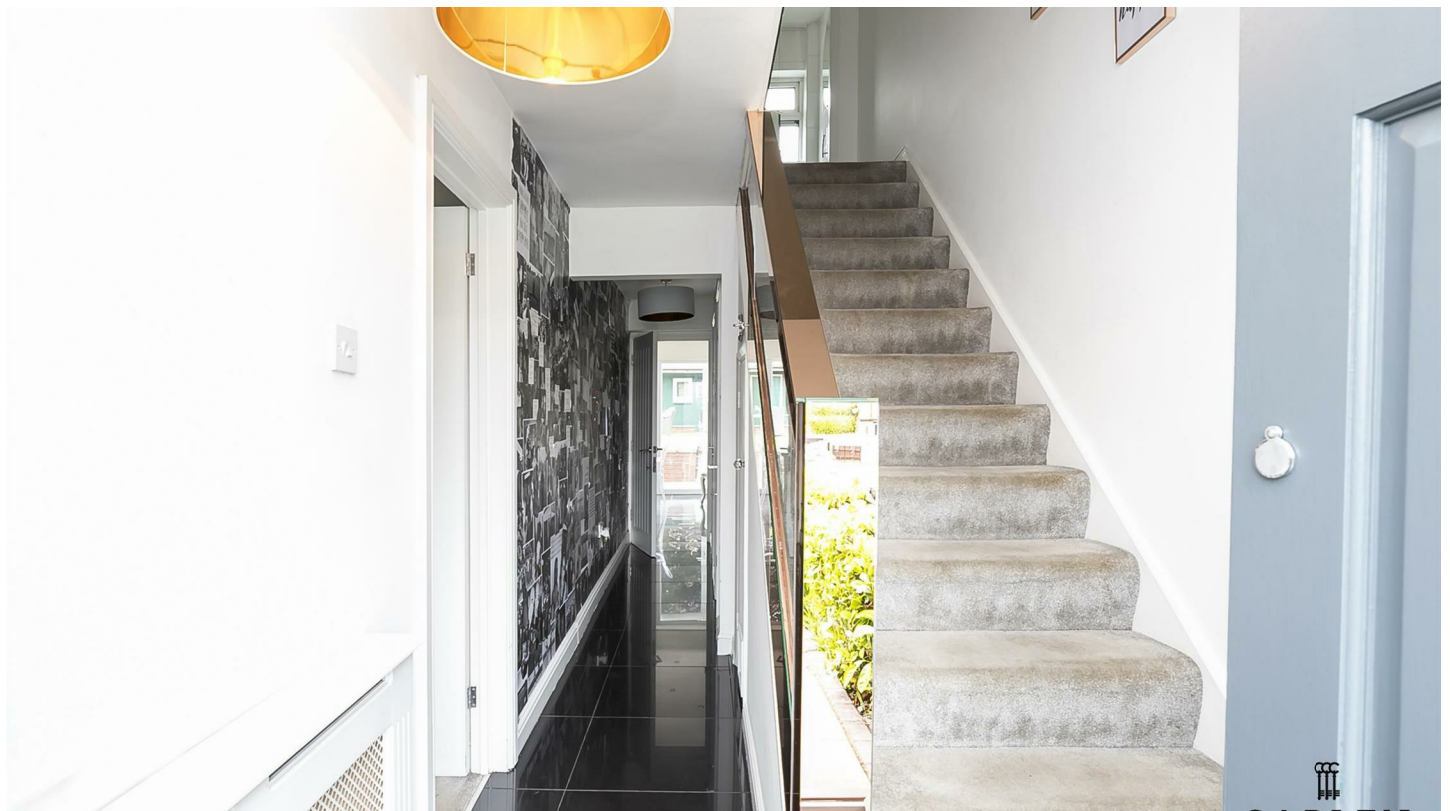
Caplen Estates are pleased to offer this spacious two bedroom semi detached house situated in Woodford, Essex. The property is within a short walk to local amenities and restaurants.

The ground floor offers a reception room with feature fireplace, WC and open plan kitchen/diner to the rear. The kitchen offers a range of fitted units and integrated appliances, double doors leading to the low maintenance garden and shed to the rear.

The first floor offers two large double bedrooms and a family bathroom. There is a driveway for two cars, gas central heating, double glazed throughout and has access to the A406, M11 & Woodford Central Line Station. If you require a viewing please call our lettings team on 0203 937 7733.

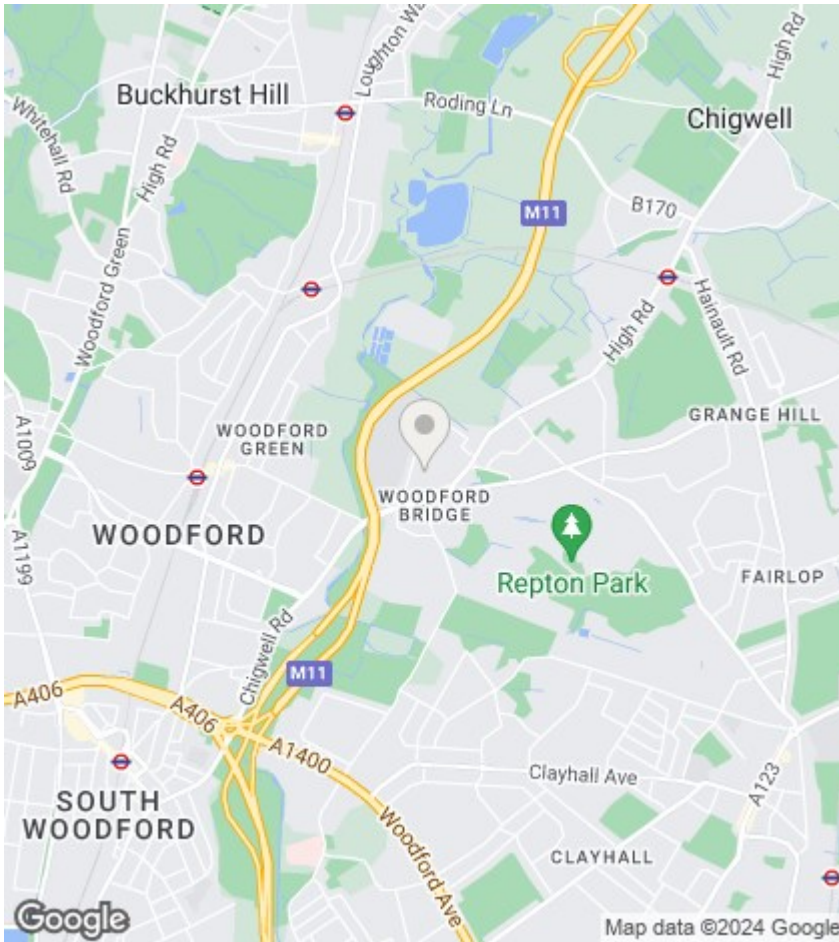



Council Tax Band: D









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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

EPC Rating

Council Tax Band

D

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.