

# DURDEN & HUNT

INTERNATIONAL



## Woodgreen Road, Waltham Abbey EN9

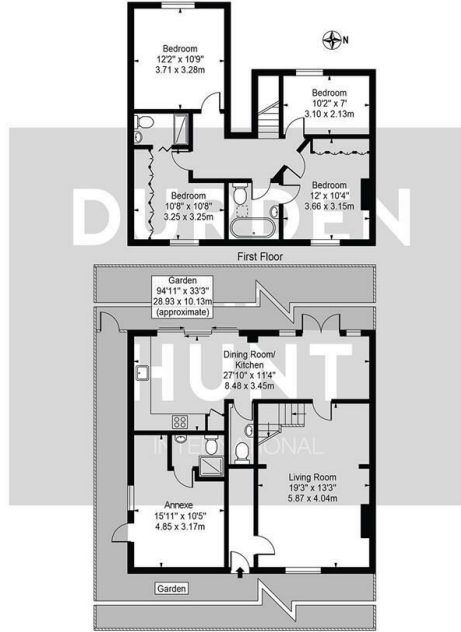
Offers In Excess Of £700,000

- Modern Open Plan Kitchen And Dining Room
- Master Bedroom With Fitted Wardrobes And En Suite
- Garden And Patio Area
- Chain Free
- Living Room
- Three Additional Bedrooms
- Opportunity For Downstairs Living
- Downstairs Shower Room And Additional Separate WC
- Family Bathroom
- Secure Gated Driveway and Excellent Transport Links

309 High Road, Loughton, Essex, IG10 1AL  
0203 026 0160

[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

Woodgreen Road  
 Approx. Total Internal Area 1372 Sq Ft - 127.46 Sq M  
 (Including Garage & Storage)  
 Approx. Gross Internal Area Of Garage & Storage 165 Sq Ft - 15.37 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

### Viewings

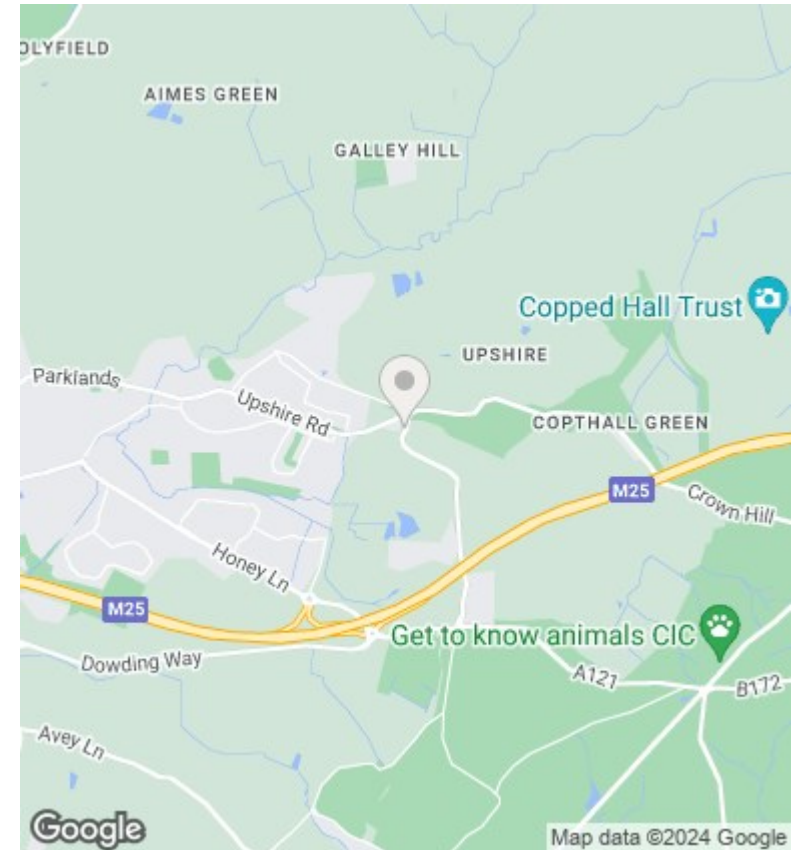
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

### Council Tax Band

E

### EPC Rating:

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			75
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	