

DURDEN & HUNT

INTERNATIONAL



Kings Avenue, Woodford Green IG8

£1,750,000

- Charming Character Family Home
- Five Bedrooms
- Ample Storage
- Edwardian Period Property
- Three Spacious Reception Rooms Used As Two Dining Rooms And An Office
- Downstairs WC
- Generous Sized Garden With Patio Area
- Kitchen Diner
- Family Bathroom
- Garage And Off Road Parking

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

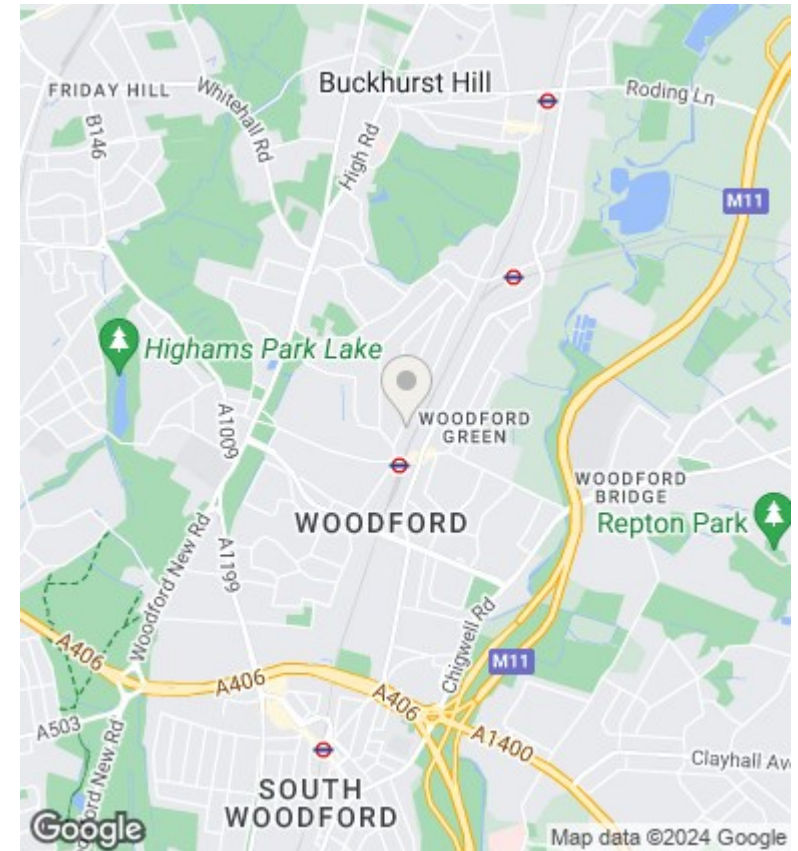
loughton@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>

Kings Avenue
 Approx. Total Internal Area 4328 Sq Ft - 402.10 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 208 Sq Ft - 19.30 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

G

EPC Rating:

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		73
(69-80)	C		
(55-68)	D		
(39-54)	E	35	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	