

# DURDEN & HUNT

INTERNATIONAL



## Mornington Road, Woodford Green IG8

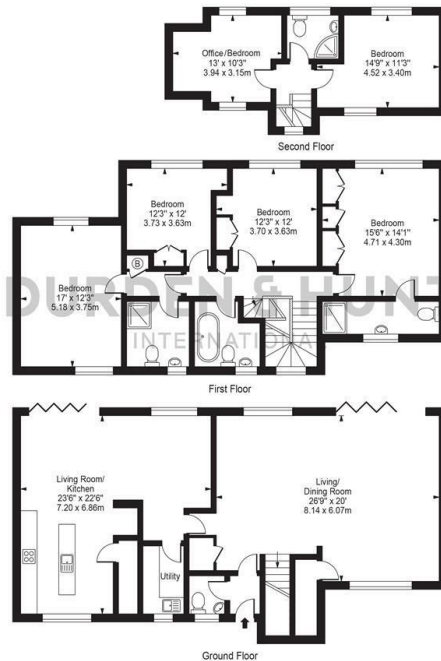
Offers Over £1,350,000

- Detached Family Home
- Master Bedroom With Fitted Wardrobes And En Suite
- Modern Kitchen, Living And Dining Room
- Excellent Transport Links
- Garden With Decking And Pergola
- Second Bedroom With En Suite
- Large Living And Dining Room
- Gated Carriage Driveway
- Four Additional Bedrooms And Two Family Bathrooms
- Separate Utility Room And Downstairs WC

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

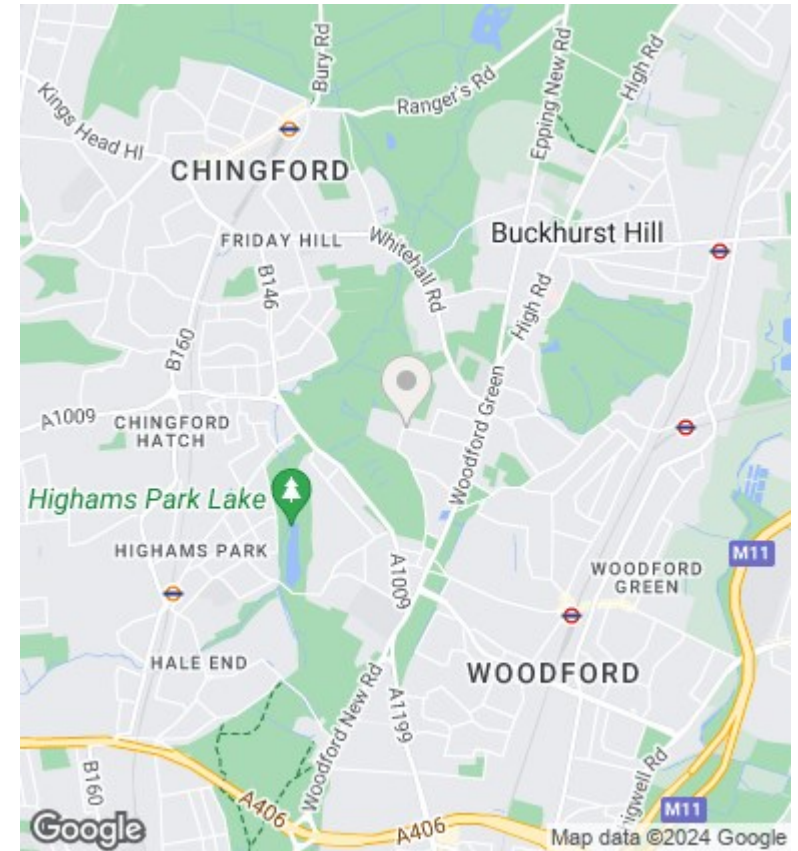
[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

Mornington Road  
 Approx. Gross Internal Area 2578 Sq Ft - 239.54 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:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	