

DURDEN & HUNT

INTERNATIONAL



Sands Way, Woodford Green IG8

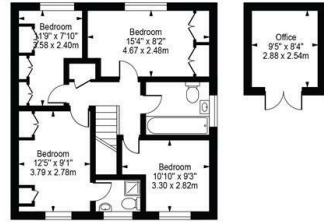
Offers Over £785,000

- Spacious Four Bedroom Home
- Wonderful Kerb Appeal
- Great Location
- Downstairs WC
- Off Street Parking
- Elegant Living Room
- Excellent Transport Links
- Garage
- Garden With Large Patio Area
- Great Walk In Wardrobe

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

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

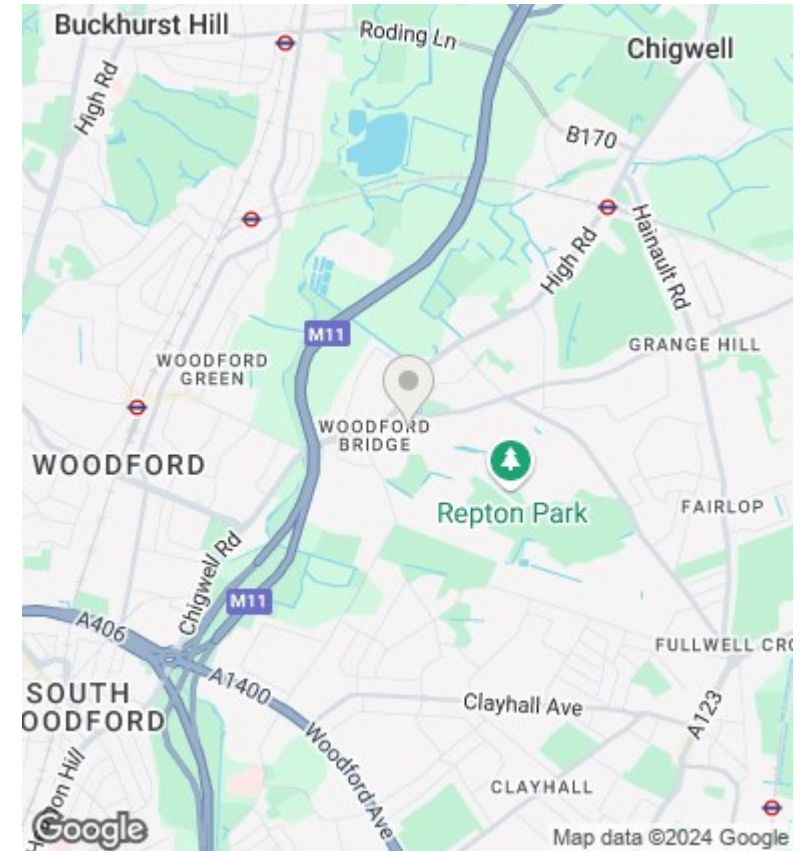
Sands Way
 Approx. Total Internal Area 1637 Sq Ft - 152.12 Sq M
 (Including Garage & Office)
 Approx. Gross Internal Area Of Garage 143 Sq Ft - 13.25 Sq M
 Approx. Gross Internal Area Of Office 79 Sq Ft - 7.32 Sq M



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.

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Viewings

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

Council Tax Band

F

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			80
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	