

# DURDEN & HUNT

INTERNATIONAL



## Uplands Road, Woodford Green IG8

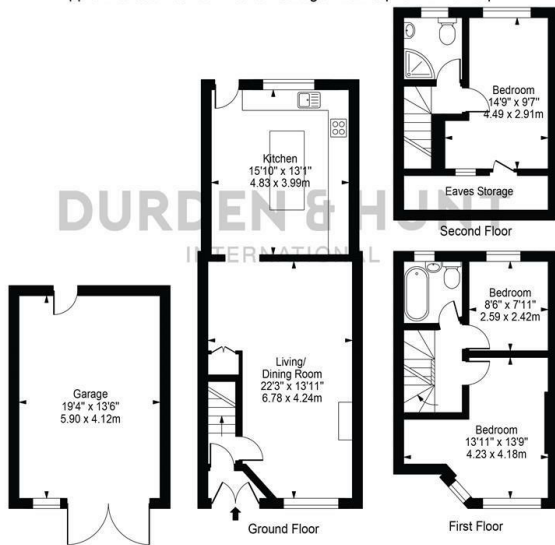
Offers Over £535,000

- Off Street Parking
- Ideally Located
- Large Paved Garden
- Bedroom With En Suite And Walk In Shower
- Large Modern Kitchen With Island
- Great Transport Links
- Spacious Living And Dining Area

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

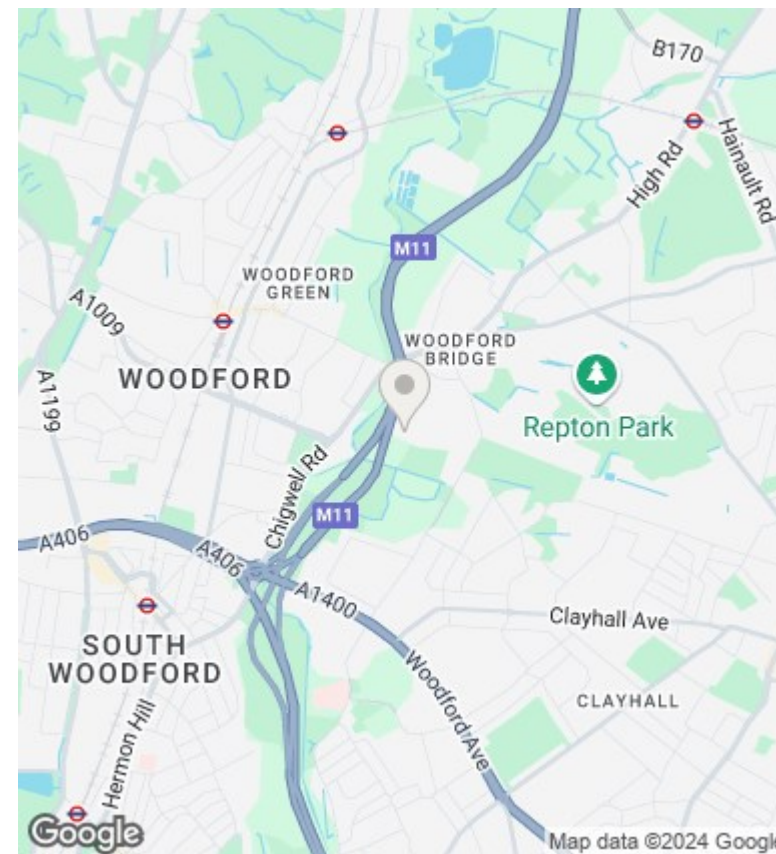
[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

Uplands Road  
 Approx. Total Internal Area 1335 Sq Ft - 124.19 Sq M  
 (Including Eaves Storage & Garage)  
 Approx. Gross Internal Area Of Eaves Storage 45 Sq Ft - 4.20 Sq M  
 Approx. Gross Internal Area Of Garage 262 Sq Ft - 24.31 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

D

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	