

# DURDEN & HUNT

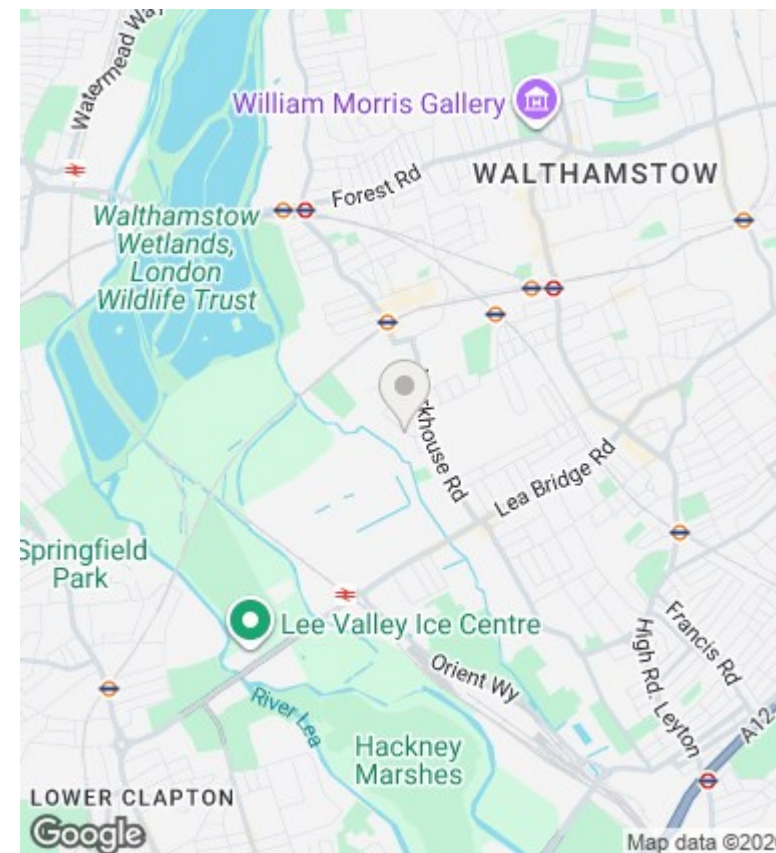
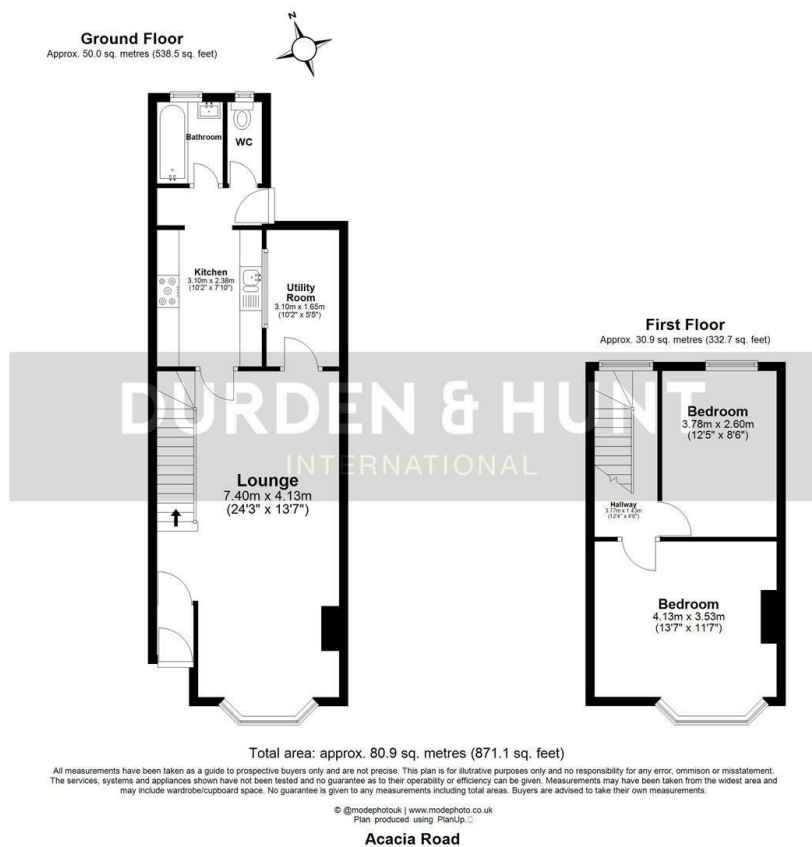
INTERNATIONAL



## Acacia Road, Walthamstow E17

Asking Price £575,000

- Guide Price £550,000 - £575,000
- Excellent Transport Links
- Utility Room & Ground Floor Bathroom
- No Onward Chain
- Large Through Lounge
- Separate Modern Kitchen
- Low Maintenance Garden
- Potential To Develop (STP)
- Two Double Bedrooms



## Viewings

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

## Council Tax Band

C

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 89        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |