



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£275,000

- 1 Bedroom 1st Floor Maisonette
- Recently Refurbished
- Double-Glazed
- Gas Central Heating
- 125 Year Lease
- Council Tax Band - B
- Modern Luxury Bathroom
- Chain Free
- Popular Location

CONTACT: 020 8506 9800
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

9 BRUNEL ROAD, WOODFORD GREEN, ESSEX, IG8 8BE



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

RESIDENTIAL

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Entrance

Via Own Front Door, stairs to first floor landing, radiator, doors to:

Reception Room

13'7 x 12'0

Double-glazed window to rear aspect, radiator, coving, power points, carpet, door to kitchen.

Kitchen

12'0 x 8'0

Double-glazed window to side aspect, fitted wall and base units, stainless steel sink unit with mixer taps, wall-mounted combination boiler, new free-standing cooker, plumbed for washing machine, radiator, power points, part-tiled walls, vinyl flooring.

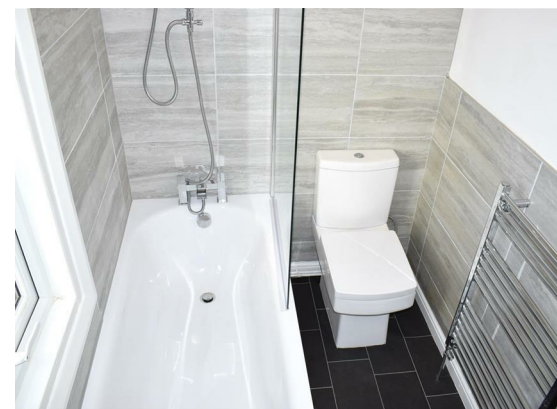
Bedroom

13;9 x 12'3

Double-glazed windows to front aspect, radiator, coving, power points, carpet.

Bathroom

Obscure double-glazed window to rear aspect, recently installed white luxury bathroom suite comprising panelled bath with mixer tap and shower attachments, pedestal wash hand basin with mixer tap, fitted wall mirror, chrome heated towel rail, extractor fan, part-tiled walls, vinyl flooring.



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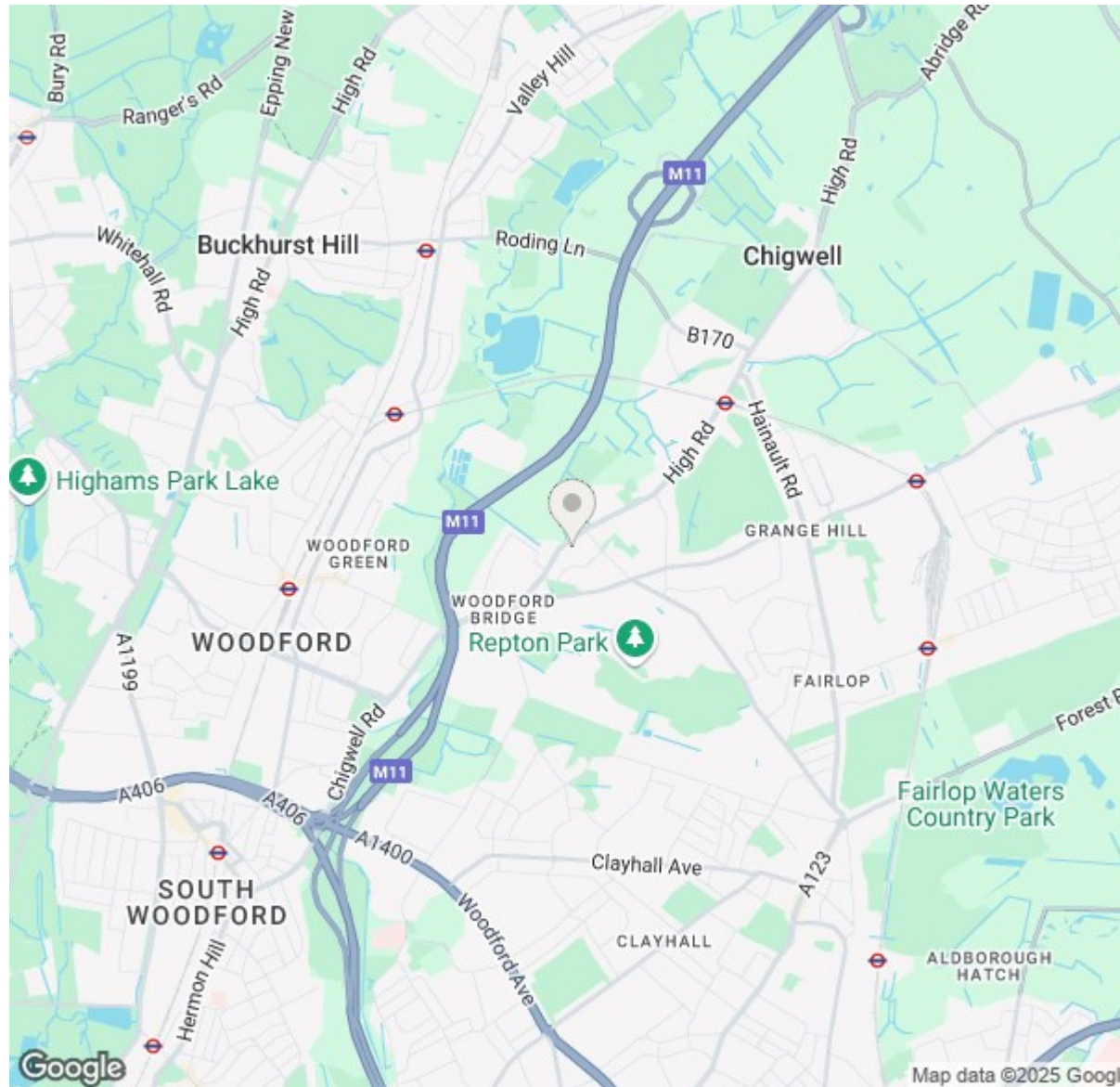
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	66
England & Wales		EU Directive 2002/91/EC

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