



AARON TONKS POWERED BY **exp**™ **UK**

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58 Queens Drive

Guide Price £220,000

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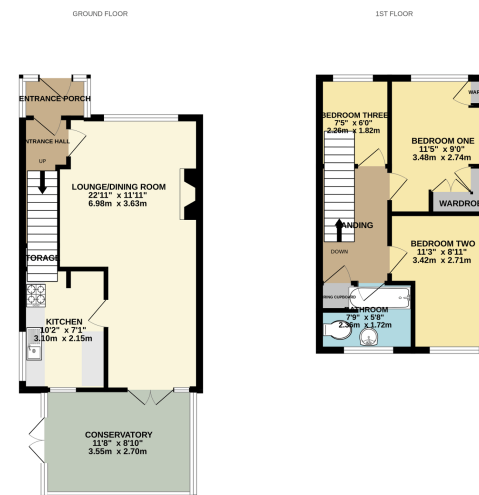


- Immaculately presented semi • Very quiet sought after road detached home
- Large through lounge plus conservatory
- Beautiful contemporary decor throughout
- Please quote ref AT0132
- Off road parking
- Three bedrooms including a generous third
- Perfect for first time buyers & families
- Very pleasant rear garden





Please quote ref AT0132 A most beautifully presented three bedroom family home with stunning contemporary décor throughout.



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, fixtures, fittings and other details should be considered approximate and not necessarily to scale for the purposes of purchase. The services, systems and specifications shown here are for general information only and are not guaranteed.

Energy performance certificate (EPC)

25, Queens Drive E14 4JL	Energy rating C	Valid until 18 December 2027
	Carbon number 881478620-1084211	

Property type Semi-detached house
Total floor area 67 square metres

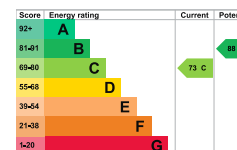
Reduce the energy rating

Properties can be put off they have an energy rating from A to C.
You can find out more about how to improve your energy rating at <https://www.gov.uk/government/organisations/energy-efficiency-trust>

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

<https://www.gov.uk/government/organisations/energy-efficiency-trust>



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.