

# DURDEN & HUNT

INTERNATIONAL



## Belmont Close, Woodford Green IG8

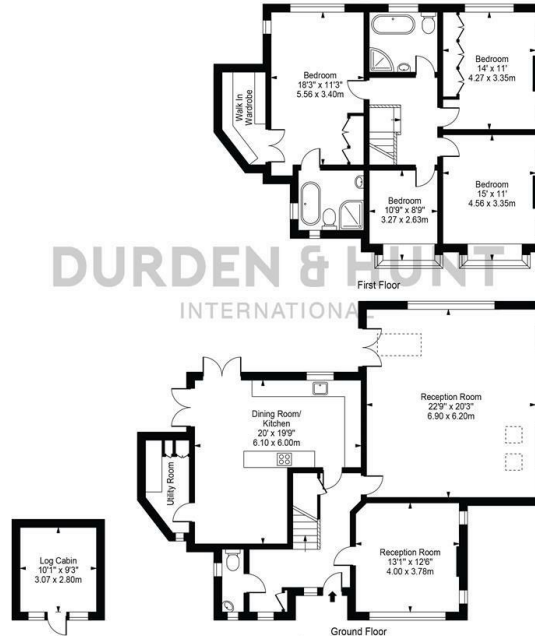
Offers Over £1,400,000

- Desirable Location
- Off Road Parking
- Primary Bedroom With En Suite And Walk In Wardrobe
- Downstairs WC
- Large Plot
- Modern Kitchen Diner
- Three Additional Bedrooms
- Generous Garden
- Multiple Reception Rooms
- Family Bathroom

1 High Street, Wanstead, E11 2AA  
0208 150 7574

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

Belmont Close  
 Approx. Total Internal Area 2222 Sq Ft - 206.39 Sq M  
 (Including Log Cabin)  
 Approx. Gross Internal Area Of Log Cabin 93 Sq Ft - 8.60 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

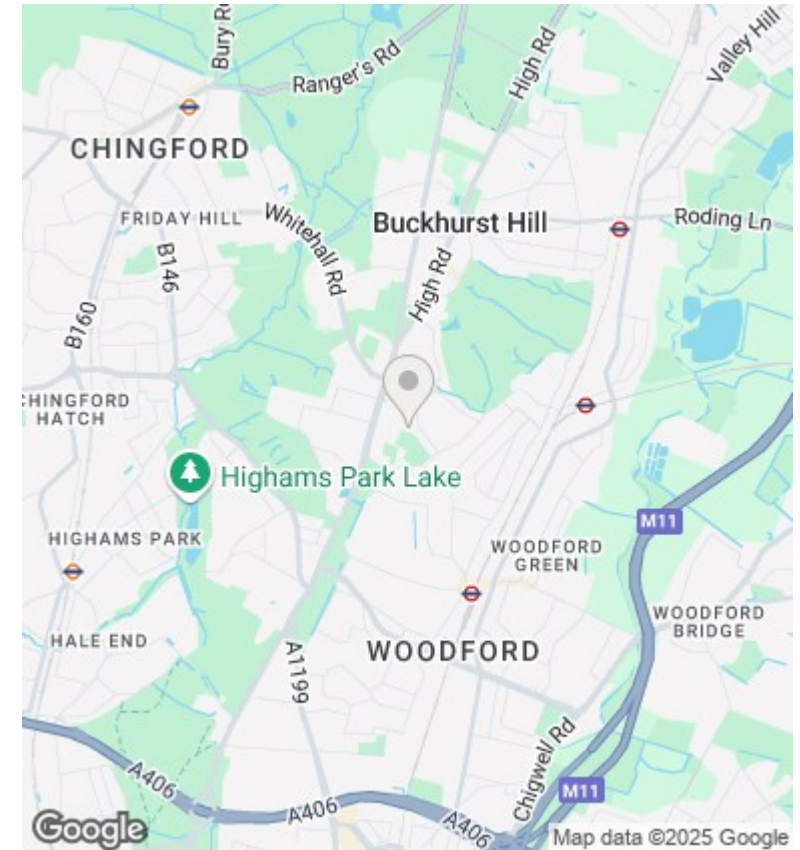
Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

## Council Tax Band

G

## EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>64</b>
(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		
England & Wales		EU Directive 2002/91/EC