

# DURDEN & HUNT

INTERNATIONAL



## Malford Grove, South Woodford E18

Offers Over £1,150,000

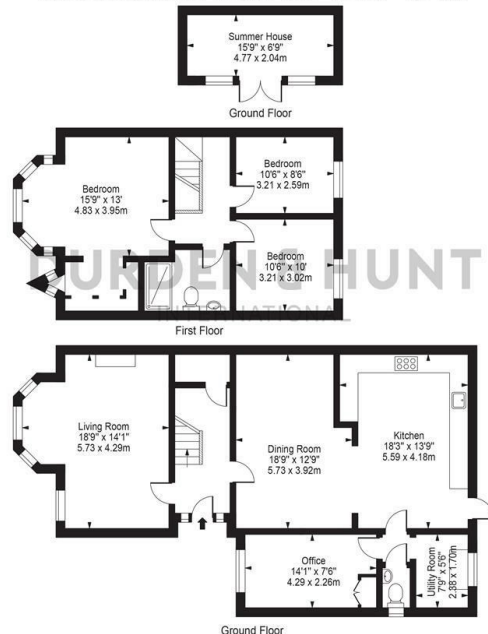
- Popular Location
- Garden With Summer House
- Primary Bedroom With Walk In Wardrobe
- Multiple Reception Rooms
- Excellent Transport Links
- Utility Room And Downstairs WC
- Two Additional Bedrooms
- Off Road Parking
- Home Office
- Modern Family Bathroom

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

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



**Malford Grove**  
 Approx. Total Internal Area 1723 Sq Ft - 160.03 Sq M  
 (Including Summer House)  
 Approx. Gross Internal Area Of Summer House 105 Sq Ft - 9.73 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.

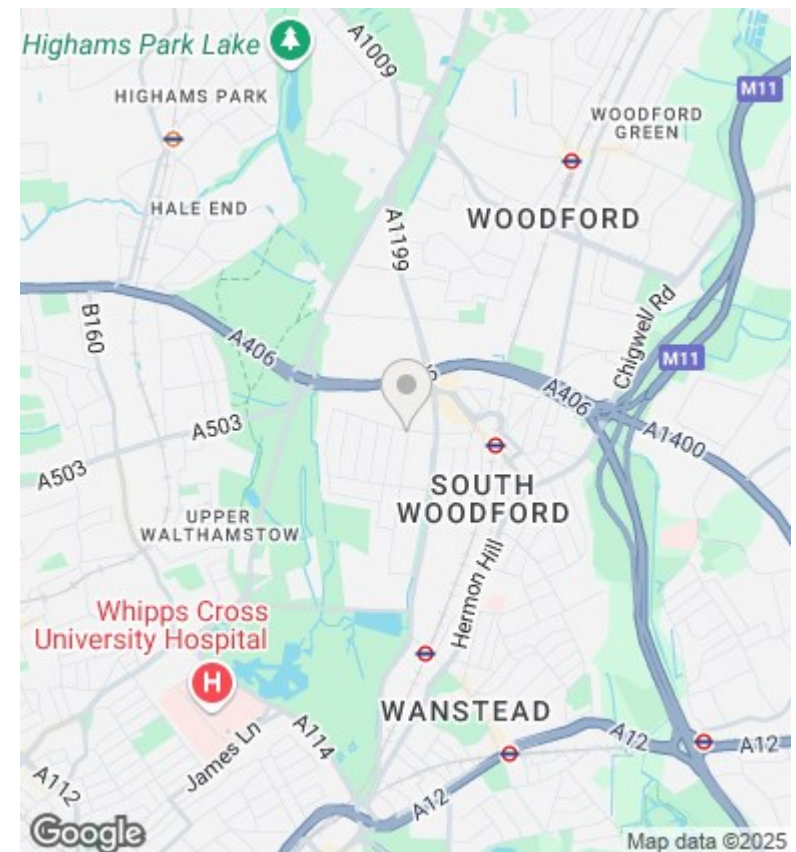
## Viewings

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

## Council Tax Band

G

## EPC Rating:



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