

# DURDEN & HUNT

INTERNATIONAL



## Herongate Road, Aldersbrook E12

£950,000

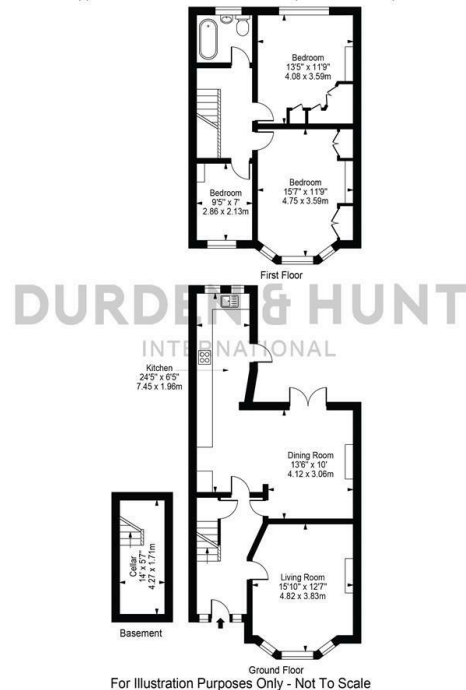
- Charming Period Property
- Character Features
- Three Bedrooms, Two With Fitted Wardrobes
- Family Bathroom
- Desirable Aldersbrook Location
- Good Sized Garden
- Large Living Room
- Opportunity To Develop (STP)
- Cellar
- Generous Kitchen Diner

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

[wanstead@urdenandhunt.co.uk](mailto:wanstead@urdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>



Herongate Road  
Approx. Gross Internal Area 1261 Sq Ft - 117.19 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.

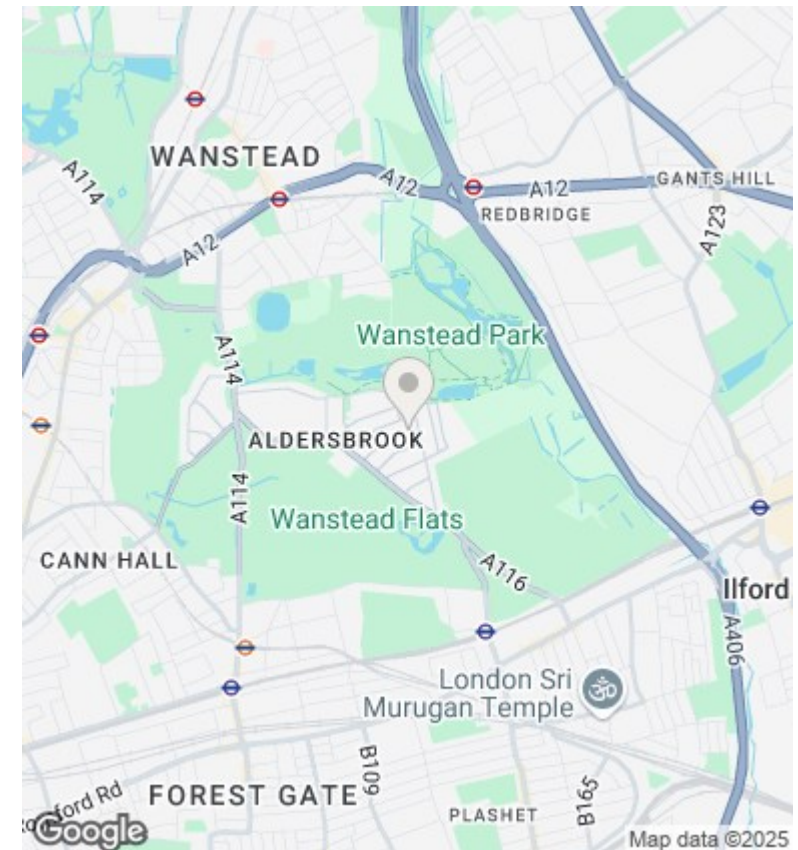
## Viewings

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

## Council Tax Band

E

## 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	