

DURDEN & HUNT

INTERNATIONAL



Beehive Lane, Ilford IG1

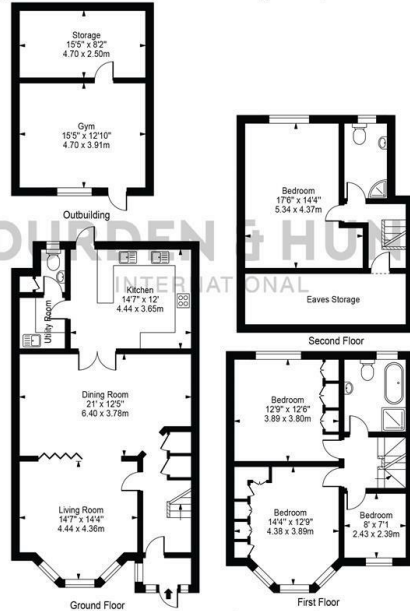
Offers Over £750,000

- Vibrant Location
- Landscaped Garden With Outbuilding
- Four Bedrooms
- Two Contemporary Family Bathrooms
- Excellent Transport Links
- Modern Kitchen
- Large Lounge
- Off Road Parking
- Utility Room & Downstairs WC
- Dedicated Dining Room

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

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

Beehive Lane
 Approx. Total Internal Area 2148 Sq Ft - 199.56 Sq M
 (Including Eaves Storage & Outbuilding)
 Approx. Gross Internal Area 1691 Sq Ft - 157.14 Sq M
 (Excluding Eaves Storage & Outbuilding)
 Approx. Gross Internal Area Of Outbuilding 334 Sq Ft - 31.02 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

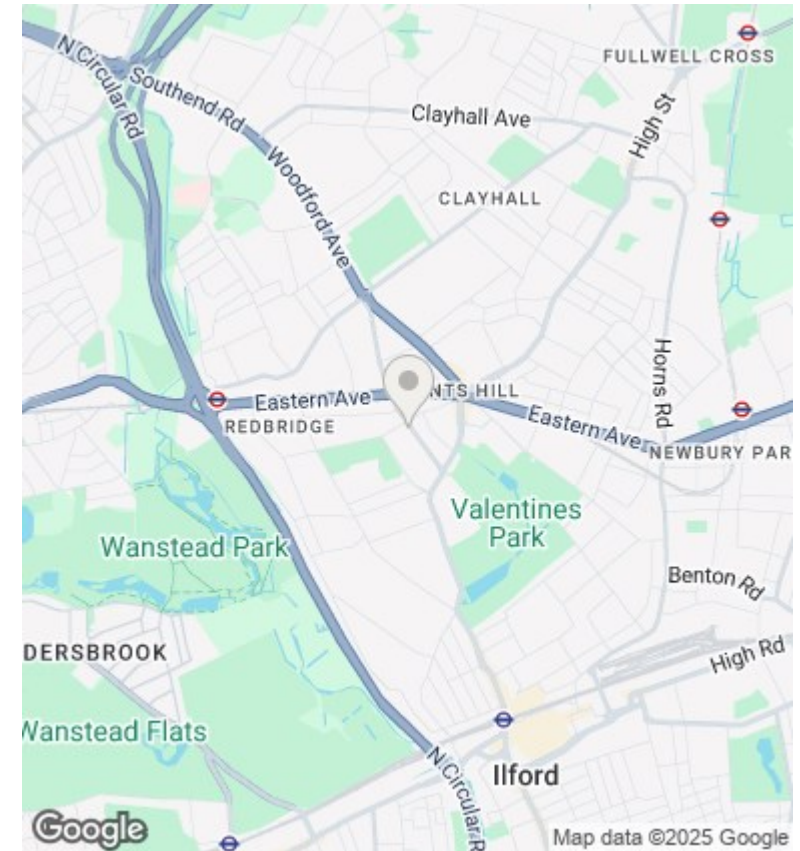
Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

Council Tax Band

D

EPC Rating:

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	