

DURDEN & HUNT

INTERNATIONAL



The Dell, Woodford Green IG8

£2,750,000

- Desirable Location
- Ample Off Road Parking
- Opportunity For Downstairs Living
- Five Bedrooms, Three With En Suites
- Great Transport Links
- Landscaped Garden With Versatile Outbuilding
- Ground Floor Under Floor Heating
- Gated Detached Residence
- Multiple Reception Rooms
- Air Conditioning In All Rooms

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

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



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

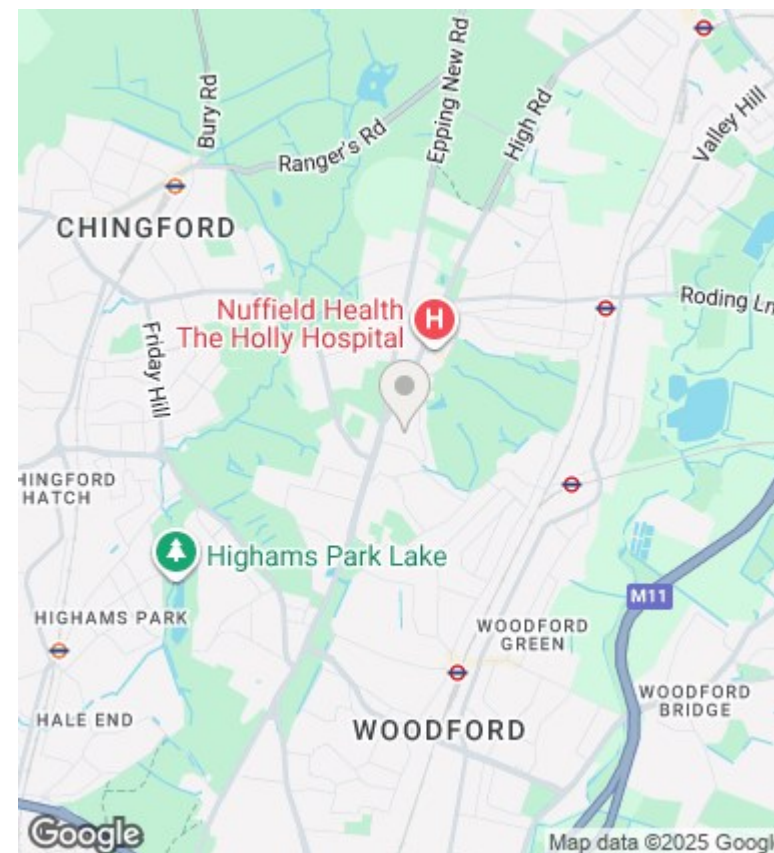
Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

Council Tax Band

G

EPC Rating:

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	