

DURDEN & HUNT

INTERNATIONAL



Draycot Road, Wanstead E11

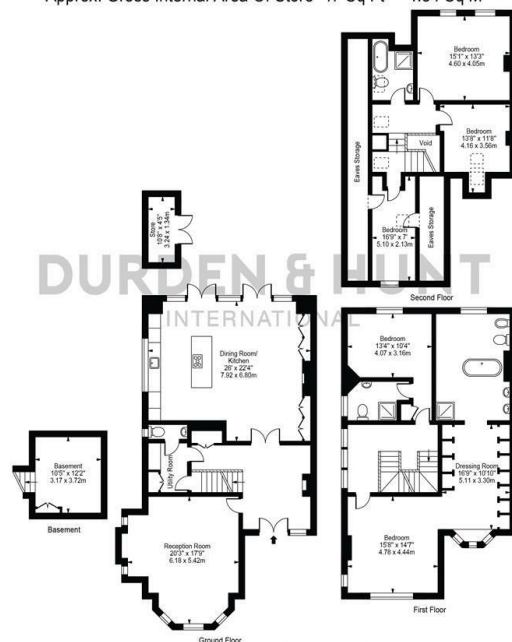
Offers In The Region Of £2,500,000

- Desirable Location
- Gated Off Road Parking
- Open Plan Kitchen Diner
- Contemporary Family Bathroom
- Beautifully Presented Home
- Great Transport Connections
- Utility Room & Downstairs WC
- Landscaped Rear Garden
- Primary Bedroom With Dressing Room & En Suite
- Four Additional Bedrooms

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

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

Draycot Road
 Approx. Total Internal Area 3244 Sq Ft - 301.38 Sq M
 (Including Eaves Storage, Store & Excluding Void)
 Approx. Gross Internal Area Of Store 47 Sq Ft - 4.34 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) A		
(81-91) B		
(69-80) C		
(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	