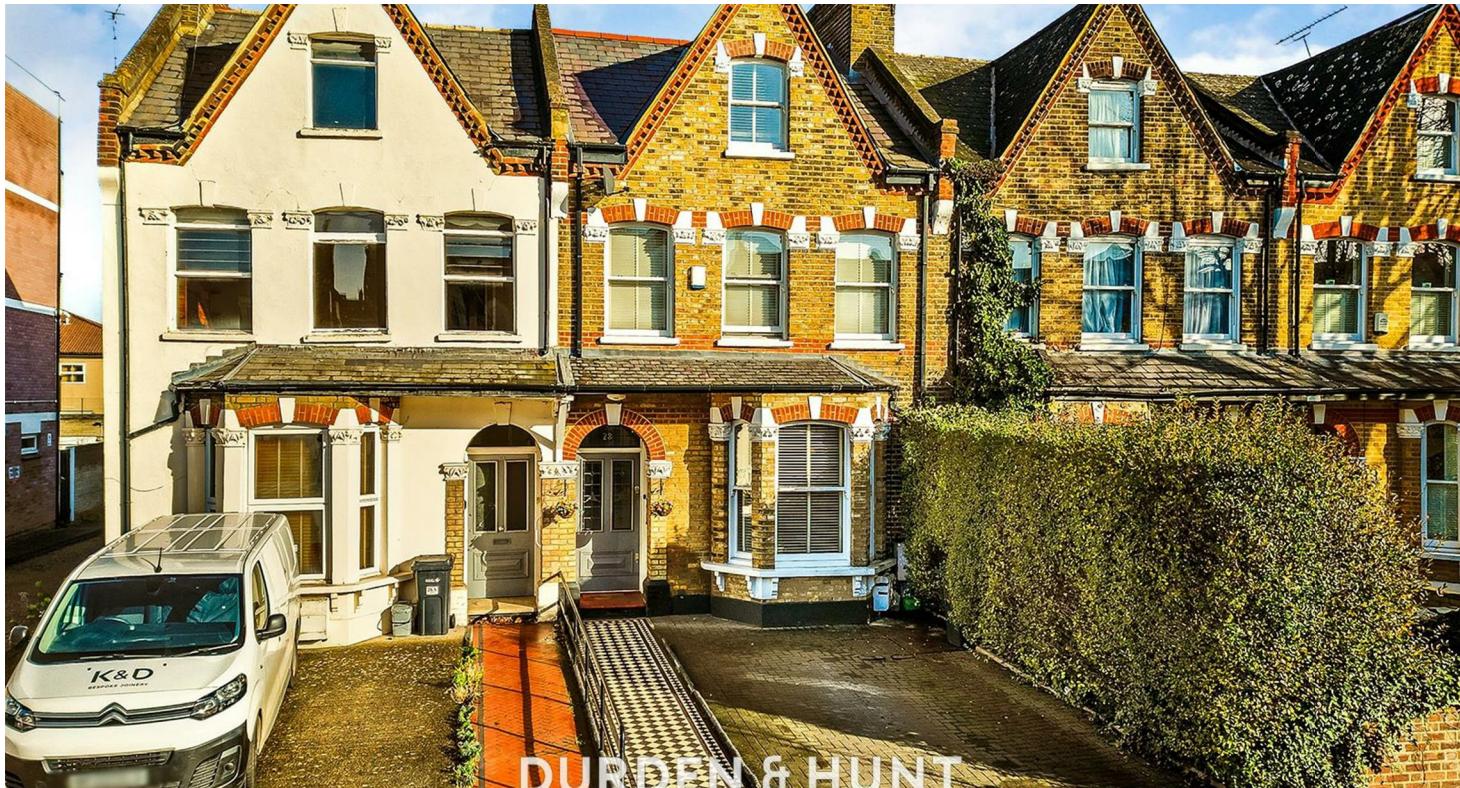


# DURDEN & HUNT

INTERNATIONAL



## Cambridge Road, Wanstead E11

£1,350,000

- Chain Free
- Utility Room & Downstairs Shower Room
- Open Plan Kitchen & Living Room
- Triple Glazing

- Excellent Transport Links
- Multiple Reception Rooms
- Five Bedrooms, Three With En Suite Access

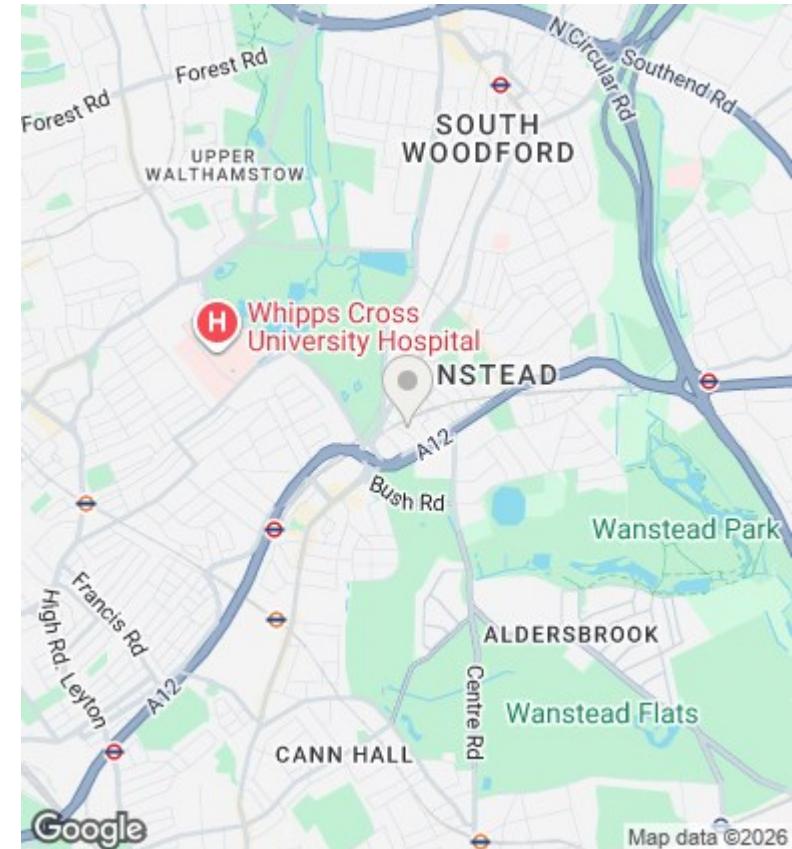
- Garden With Versatile Outbuilding
- Character Features
- Over 2,300 SQ FT of Living Space

Cambridge Road  
 Approx. Total Internal Area 2356 Sq Ft - 218.88 Sq M  
 (Including Outbuilding)  
 Approx. Gross Internal Area Of Outbuilding 255 Sq Ft - 23.65 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) 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