





GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix G2018



garden

floor plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			64
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PRICE RANGE 375,000 - 400,000 Kurtis Property are pleased to present this detached house situated within easy access to Woodford station. Boasting off street parking, a large reception room, fitted kitchen with white goods, two double bedrooms and a first floor bathroom/WC. Benefits also include gas central heating, double glazing and rear garden. Being sold with no onward chain.

EPC Rating D
 Council Tax band C

front

reception

kitchen

bedroom 1

bedroom 2

bathroom

- Two Bedroom House
- Detached
- Close To Woodford Station
- Off Street Parking
- Large Reception Room
- Fitted Kitchen
- Two Double Bedrooms
- Chain Free