

DURDEN & HUNT

INTERNATIONAL



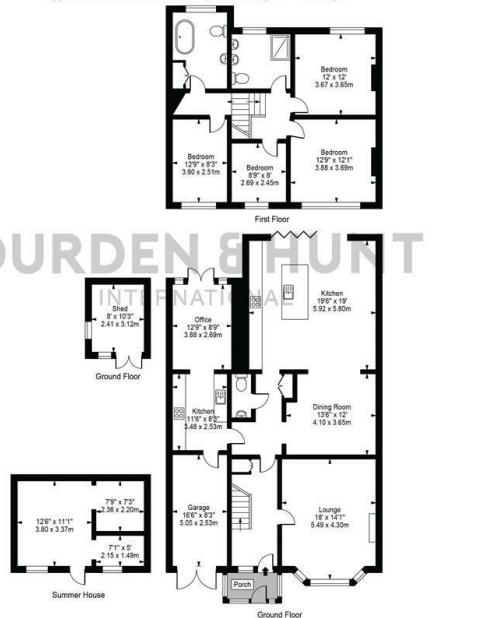
Hermon Hill, South Woodford E18

£1,250,000

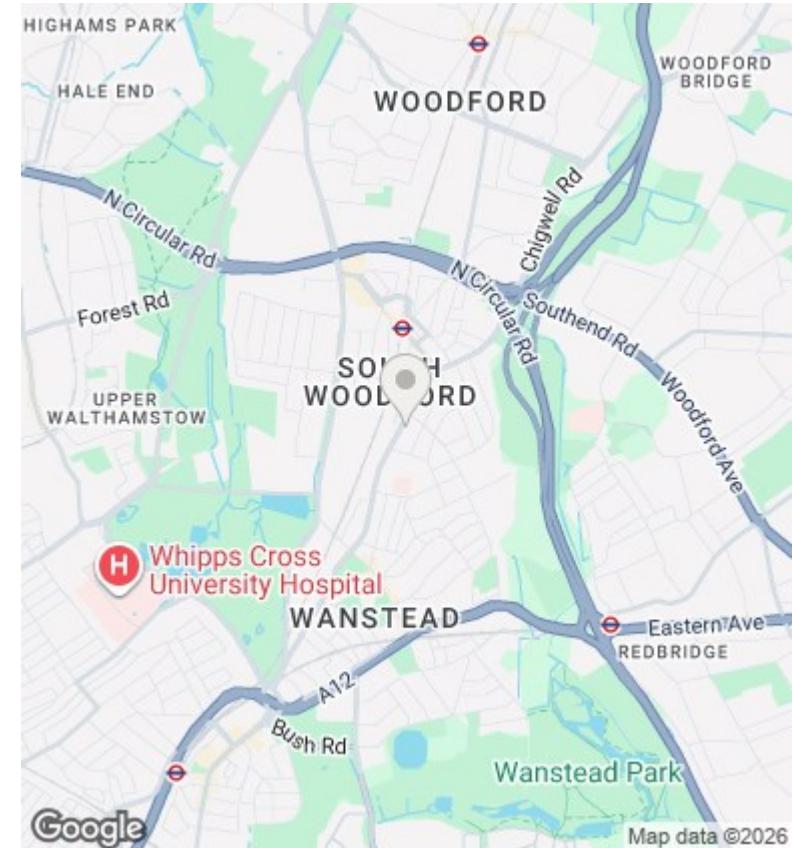
- Desirable Location
- Beautifully Presented Throughout
- Multiple Reception Rooms
- Downstairs WC, Two First Floor Family Bathrooms
- Garage & Driveway
- Exceptional Kitchen With Integrated Appliances
- Additional Kitchen Space

- Spacious Garden With Outbuilding
- Excellent Transport Links
- Four Bedrooms

Hermon Hill
 Approx. Total Internal Area 2520 Sq Ft - 234.10 Sq M
 (Including Garage, Summer House & Shed)
 Approx. Gross Internal Area Of Garage 138 Sq Ft - 12.78 Sq M
 Approx. Gross Internal Area Of Summer House 243 Sq Ft - 22.62 Sq M
 Approx. Gross Internal Area Of Shed 81 Sq Ft - 7.52 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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	