

DURDEN & HUNT

INTERNATIONAL



Hillside Avenue, Woodford Green IG8

Asking Price £750,000

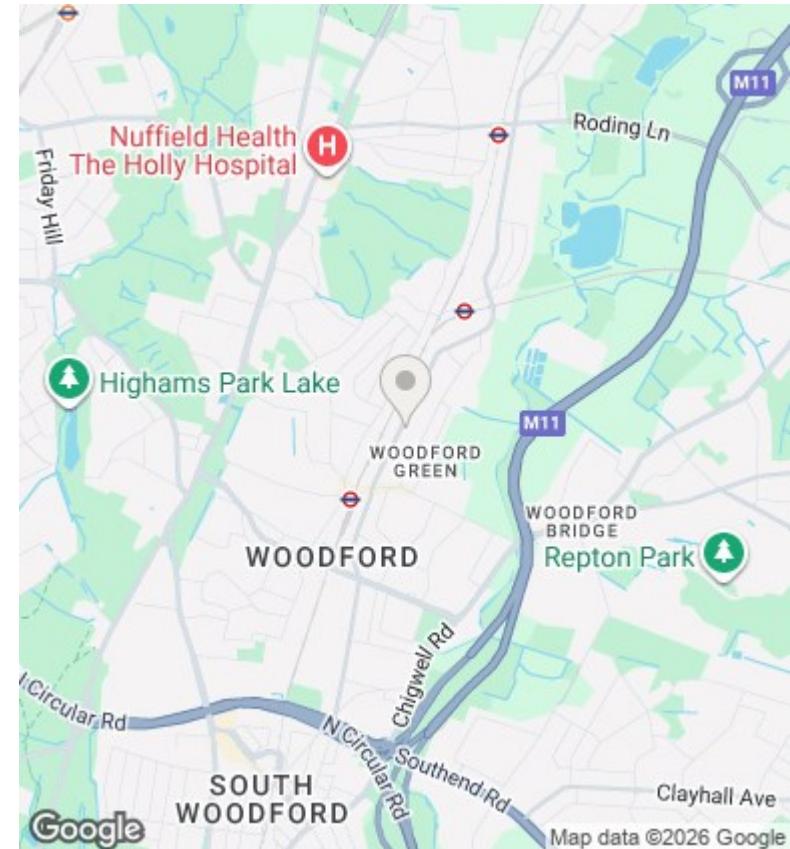
- Desirable Location
- Good Sized Garden With Outbuilding
- Three Additional Bedrooms
- Family Bathroom
- Off Road Parking
- Character Features
- Galley Style Kitchen
- Excellent Transport Links
- Primary Bedroom With En Suite
- Two Reception Rooms

Hillside Avenue
 Approx. Total Internal Area 1533 Sq Ft - 142.45 Sq M
 (Including Eaves Storage & Garage)
 Approx. Gross Internal Area 1337 Sq Ft - 124.23 Sq M
 (Excluding Eaves Storage & Garage)
 Approx. Gross Internal Area Of Garage 130 Sq Ft - 12.06 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewings

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

Council Tax Band

D

EPC Rating:

D