

# DURDEN & HUNT

INTERNATIONAL



Maida Avenue, Chingford E4

£625,000

- Guide Price £625,000 - £650,000
- Off Road Parking With EV Charger
- Large Living Room
- Contemporary Family Bathroom
- Excellent Transport Links
- Downstairs WC
- Primary Bedroom With Shower Room
- Good Sized Garden With Summer House
- Open Plan Kitchen Diner
- Two Additional Bedrooms

309 High Road, Loughton, Essex, IG10 1AL  
0203 026 0160

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

Maida Avenue  
 Approx. Total Internal Area 1098 Sq Ft - 102.03 Sq M  
 (Including Summer House/ Shed)  
 Approx. Gross Internal Area Of Summer House/ Shed 109 Sq Ft - 10.10 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 0203 026 0160 to make an appointment.

## Council Tax Band

D

## EPC Rating:

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC