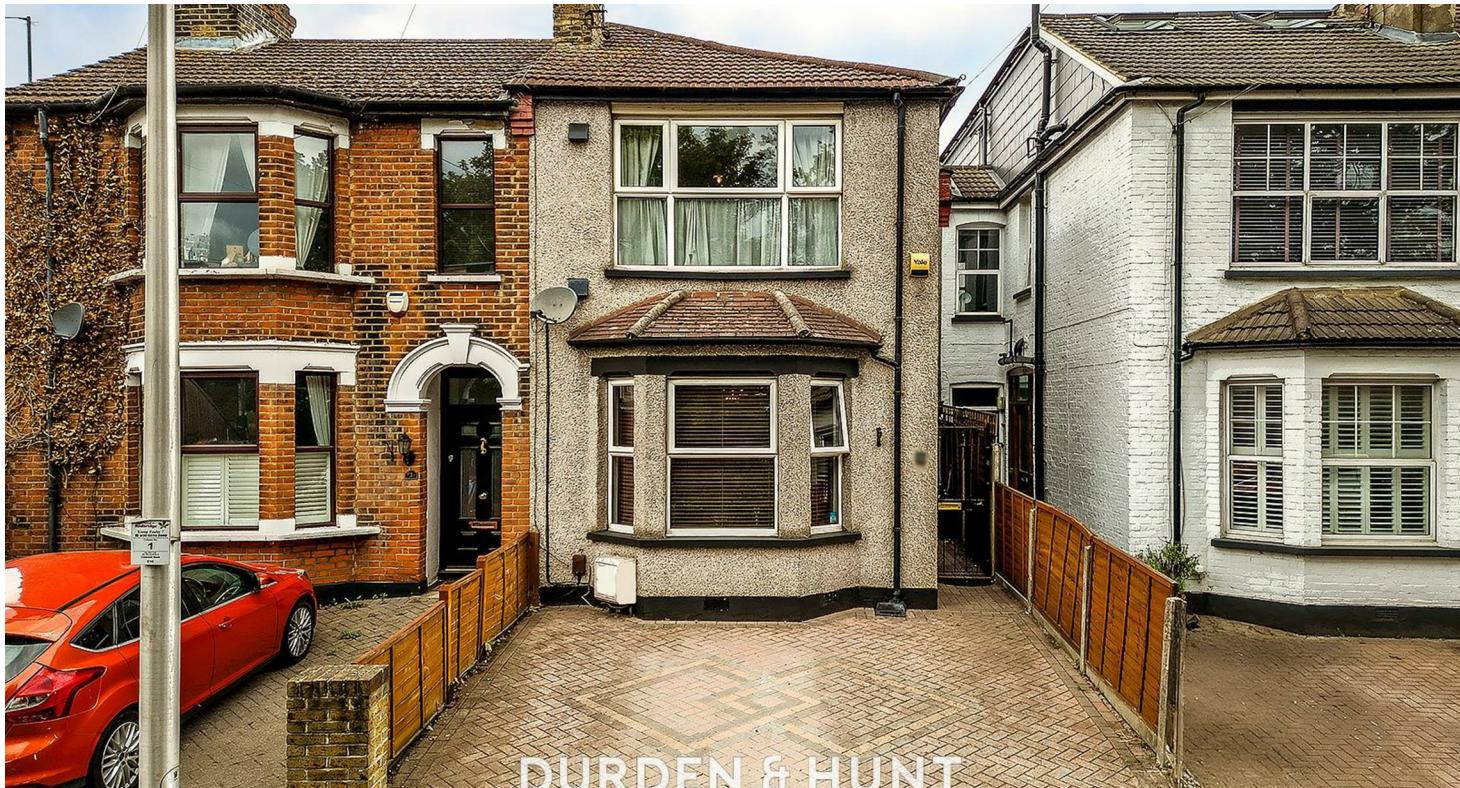


# DURDEN & HUNT

INTERNATIONAL

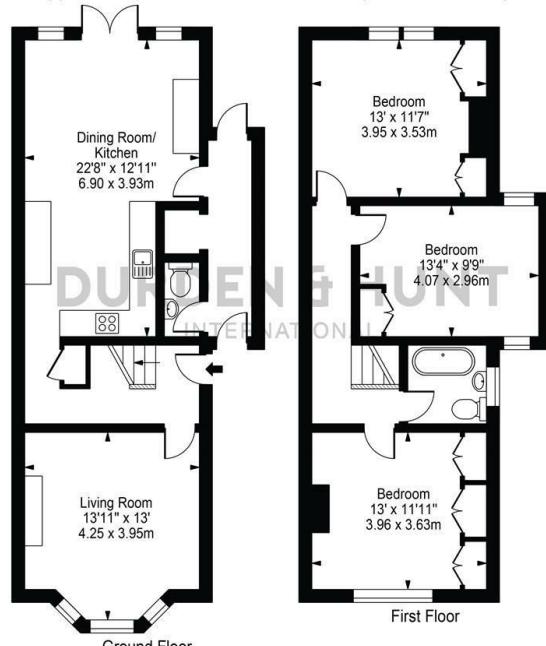


## Crescent Road, South Woodford E18

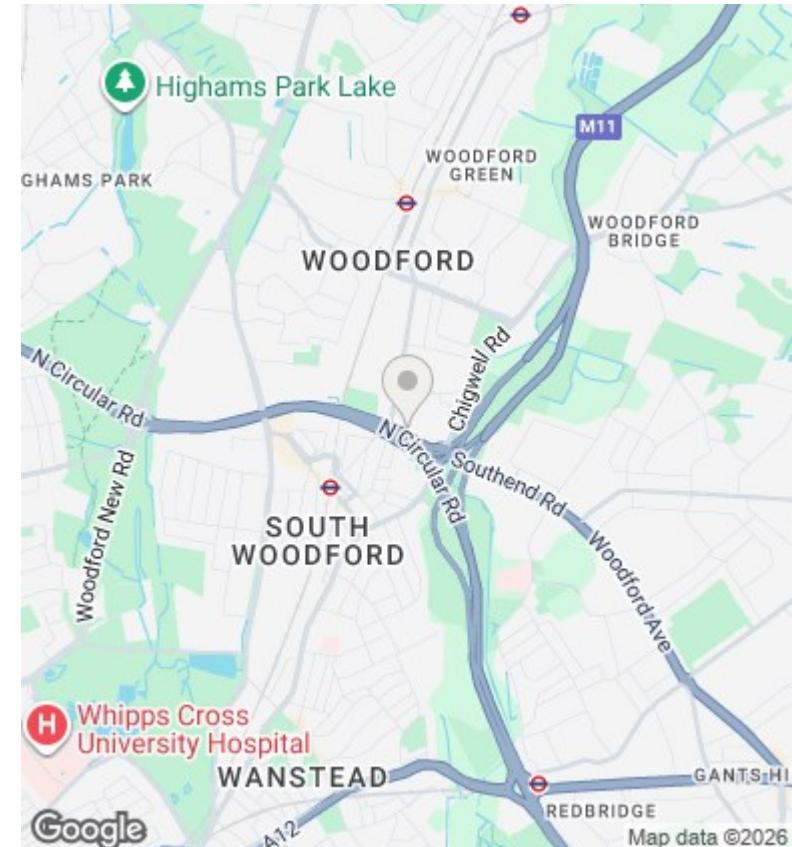
Offers Over £575,000

- Excellent Transport Links
- Spacious Living Room
- Three Bedrooms
- Off Road Parking
- Open Plan Kitchen And Dining Room
- Contemporary Family Bathroom
- Good Sized Garden
- Downstairs WC

Crescent Road  
Approx. Gross Internal Area 1196 Sq Ft - 111.13 Sq M



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

D

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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