

# DURDEN & HUNT

INTERNATIONAL



## Godwin Close, London E4

Offers In Excess Of £400,000

- End-Of-Terraced Home
- Three Well Proportioned Bedrooms
- Garage
- Good Sized Living Room
- Family Bathroom
- Off Road Parking At The Rear
- Kitchen and Dining Area
- Garden With Decking Area
- Excellent Transport Links

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

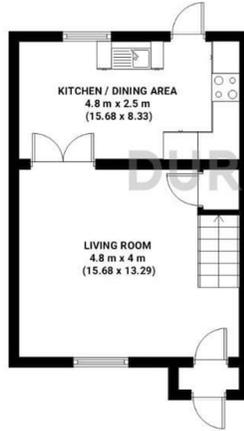
[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

### Godwin Close

Total area: approx 62.94 m<sup>2</sup> (677.47 sq. feet)

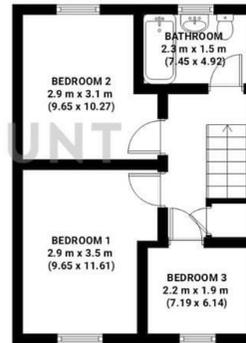
#### Ground Floor

Total area: approx 32.17 sq. metres (346.22 sq. feet)



#### 1st Floor

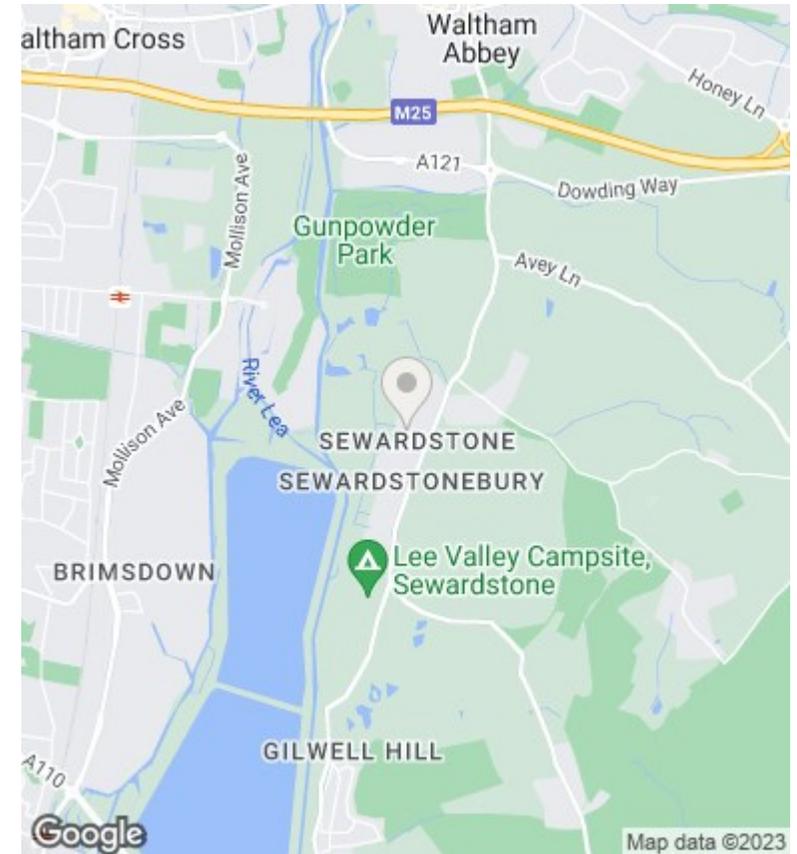
Total area: approx 30.77 sq. metres (331.2 sq. feet)



DURDEN & HUNT INTERNATIONAL

#### THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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 misstatement.



### Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

### Council Tax Band

D

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	