

DURDEN & HUNT

INTERNATIONAL



Colwall Gardens, Woodford Green IG8

£800,000

- Desirable Location
- Excellent Transport Links
- Modern Sleek Kitchen
- Two Additional Bedrooms
- Patio & Lawn Garden
- Well Presented Throughout
- Downstairs WC
- Garage & Off Road Parking
- Open Plan Living & Dining Room
- Primary Bedroom With En Suite

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

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

Colwall Gardens
 Approx. Total Internal Area 1231 Sq Ft - 114.36 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 144 Sq Ft - 13.36 Sq M



Ground Floor
 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

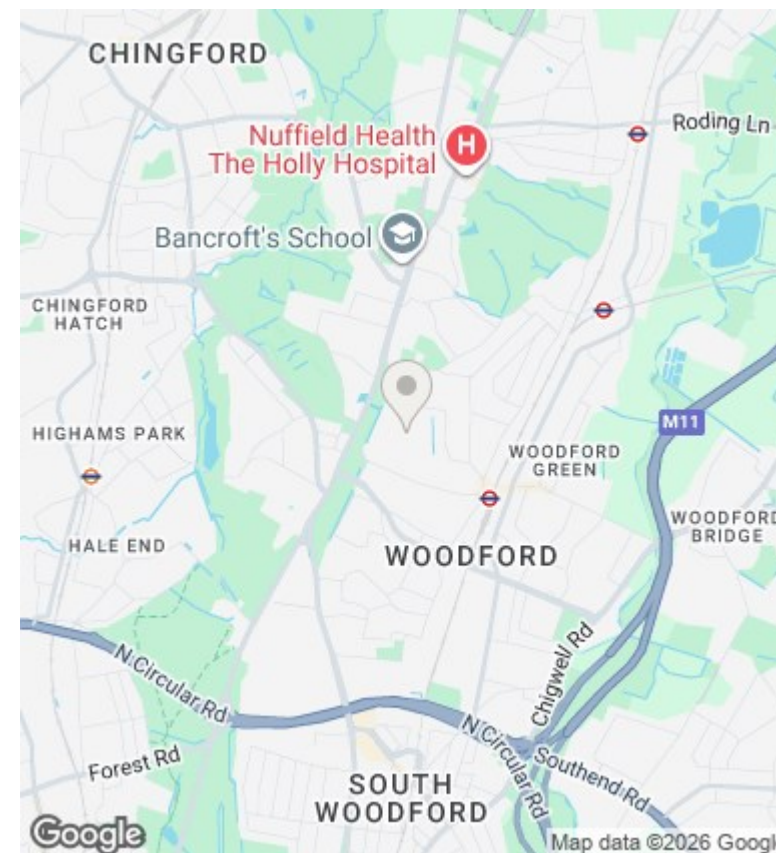
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

F

EPC Rating:

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC