

# DURDEN & HUNT

INTERNATIONAL

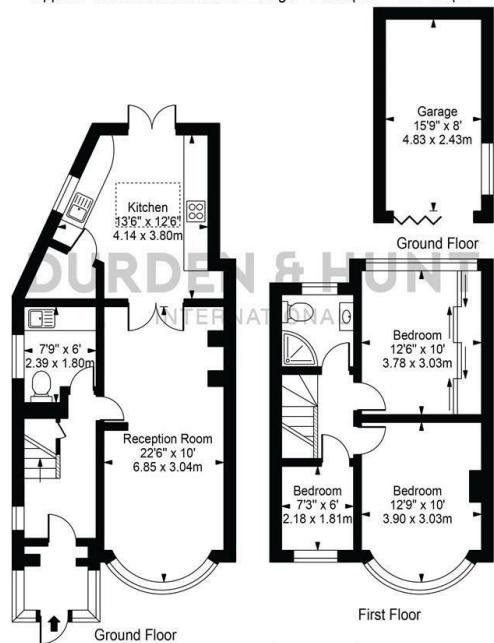


## Dovedale Avenue, Clayhall IG5

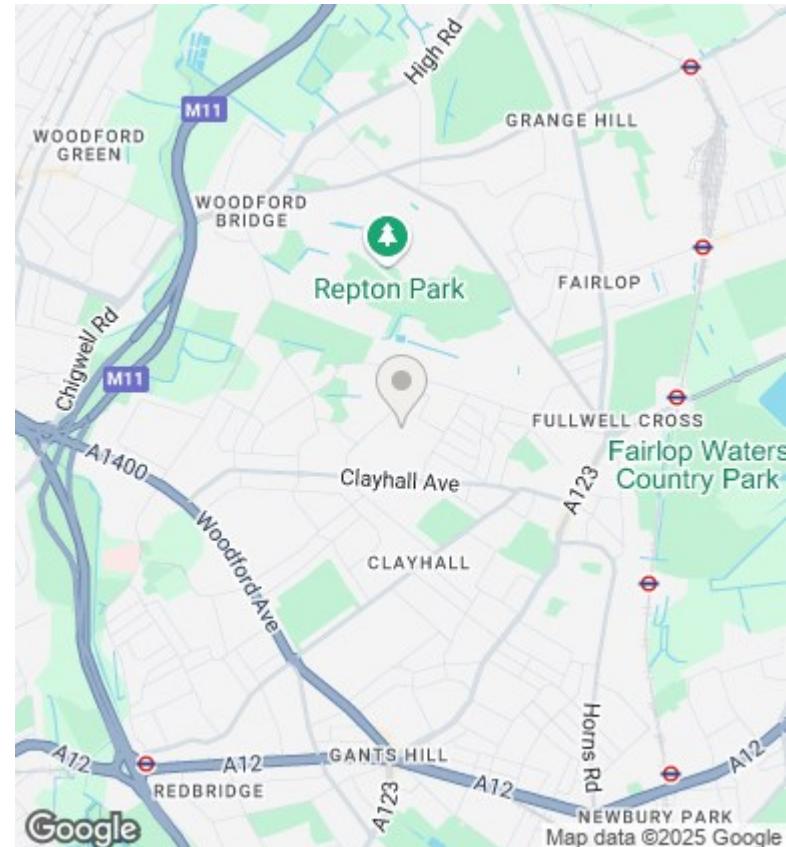
Price Guide £550,000

- Guide Price £550,000 - £575,000
- Spacious Kitchen
- Three Bedrooms
- Garage
- Beautifully Presented
- Through Living And Dining Room
- Contemporary Bathrooms
- Great Location
- Utility Room With Downstairs WC
- Charming Garden

Dovedale Avenue  
 Approx. Total Internal Area 1049 Sq Ft - 97.49 Sq M  
 (Including Garage)  
 Approx. Gross Internal Area Of Garage 126 Sq Ft - 11.74 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 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		86
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		