

# DURDEN & HUNT

INTERNATIONAL



## Brunel Road, Woodford Green IG8

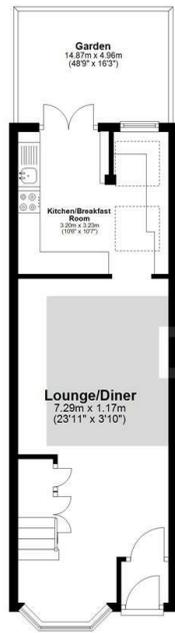
£500,000

- Excellent Transport Links
- Two Well Proportioned Bedrooms
- Kitchen & Breakfast Room
- Good Sized Garden With Outbuilding
- Large Loft Space
- Open Plan Living & Dining Room
- Contemporary Family Bathroom

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

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

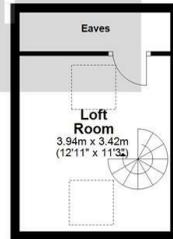
**Ground Floor**  
Approx. 35.8 sq. metres (384.9 sq. feet)



**First Floor**  
Approx. 25.1 sq. metres (270.1 sq. feet)



**Second Floor**  
Approx. 16.8 sq. metres (180.9 sq. feet)

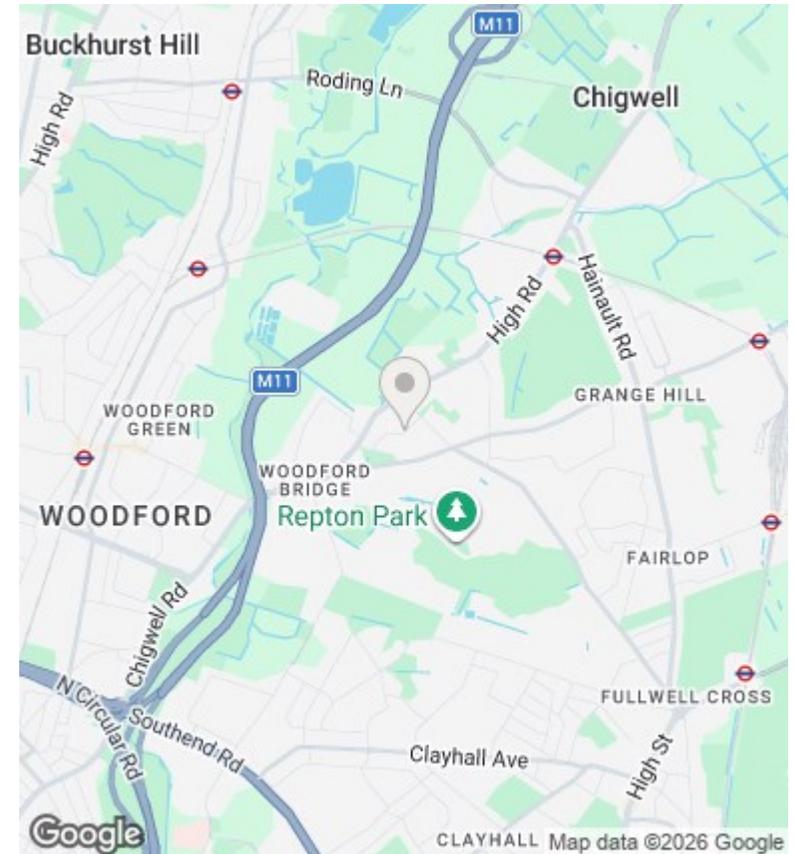


Total area: approx. 77.7 sq. metres (835.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total area. Buyers are advised to take their own measurements.

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**Brunel Road**



## Viewings

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

## Council Tax Band

D

## EPC Rating:

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