

DURDEN & HUNT

INTERNATIONAL



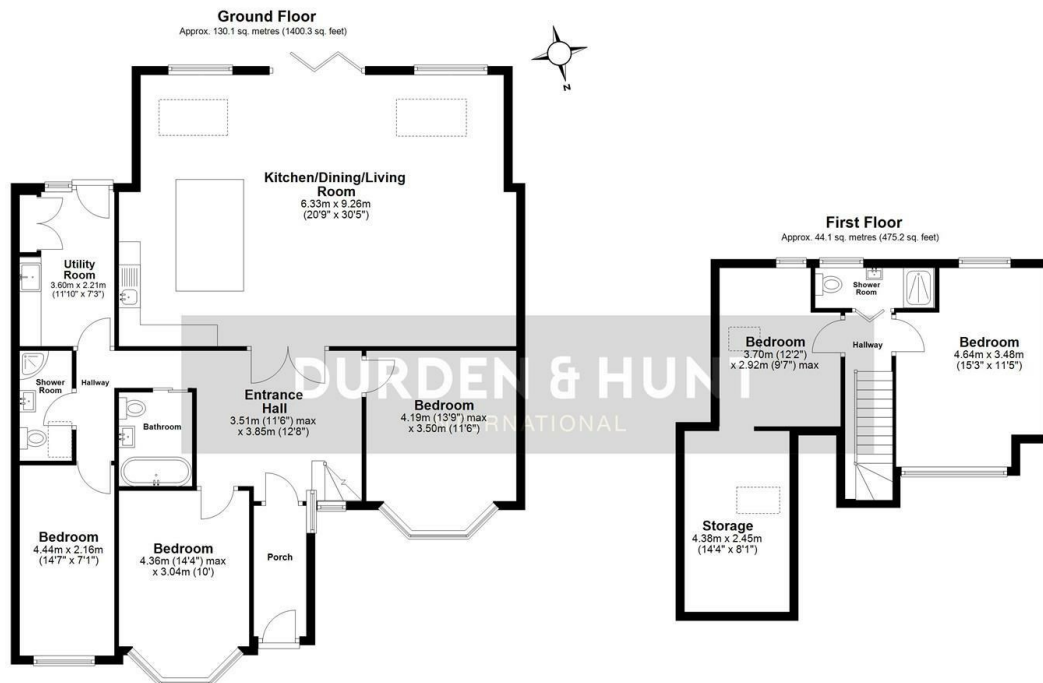
Lilian Gardens, Woodford Green IG8

Offers Over £950,000

- Excellent Transport Links
- Landscaped Garden With Outbuilding
- Five Bedrooms
- Open Plan Living
- Residential Location
- Chalet Bungalow
- Modern Throughout
- Off Road Parking For Multiple Vehicles
- Three Bathrooms
- Utility Room

1 High Street, Wanstead, E11 2AA
0208 150 7574

wanstead@urdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>



Total area: approx. 174.2 sq. metres (1875.5 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 areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.co.uk

Lilian Gardens

Viewings

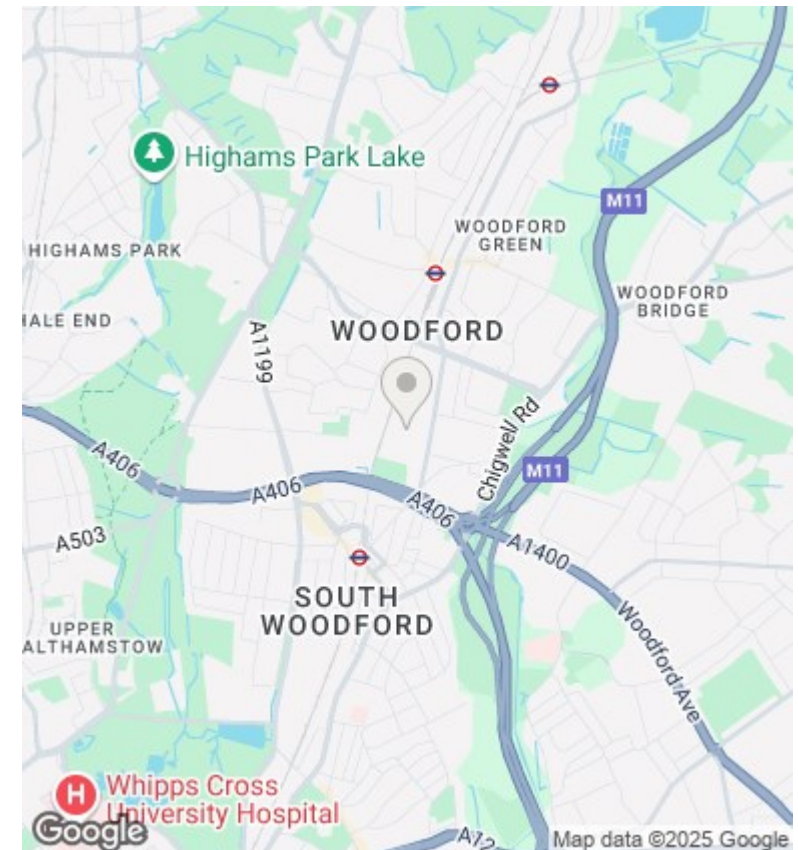
Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

Council Tax Band

F

EPC Rating:

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	