

DURDEN & HUNT

INTERNATIONAL



Kings Avenue, Woodford Green IG8

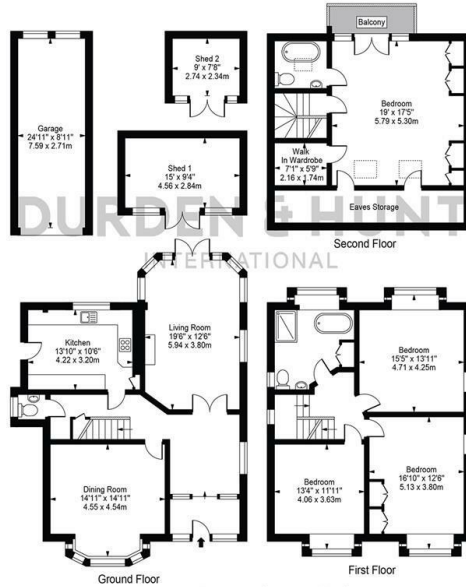
Offers Over £1,250,000

- Desirable Location
- Carriage Driveway And Garage
- Contemporary Family Bathroom And Downstairs WC
- Solar Panels
- Excellent Transport Links
- Primary Bedroom With En Suite
- Modern Kitchen
- Expansive Garden
- Three Additional Bedrooms
- Multiple Reception Rooms

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

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

Kings Avenue
 Approx. Total Internal Area 2700 Sq Ft - 250.87 Sq M
 (Including Eaves Storage, Garage & Sheds)
 Approx. Gross Internal Area 2156 Sq Ft - 200.30 Sq M
 (Excluding Garage, Eaves Storage & Sheds)
 Approx. Gross Internal Area Of Garage 221 Sq Ft - 20.57 Sq M
 Approx. Gross Internal Area Shed 1 139 Sq Ft - 12.95 Sq M
 Approx. Gross Internal Area Of Shed 2 69 Sq Ft - 6.41 Sq M



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 0208 150 7574 to make an appointment.

Council Tax Band

G

EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	