

# DURDEN & HUNT

INTERNATIONAL



## Chelmsford Road, South Woodford E18

Offers Over £1,150,000

- Chain Free
- Open Plan Kitchen Diner
- Large Living Room
- Good Transport Links
- Off Road Parking
- Flexible Layout
- Four Bedrooms
- Garden With Outbuilding
- Downstairs WC
- Three Bathrooms, Two Being En Suite

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

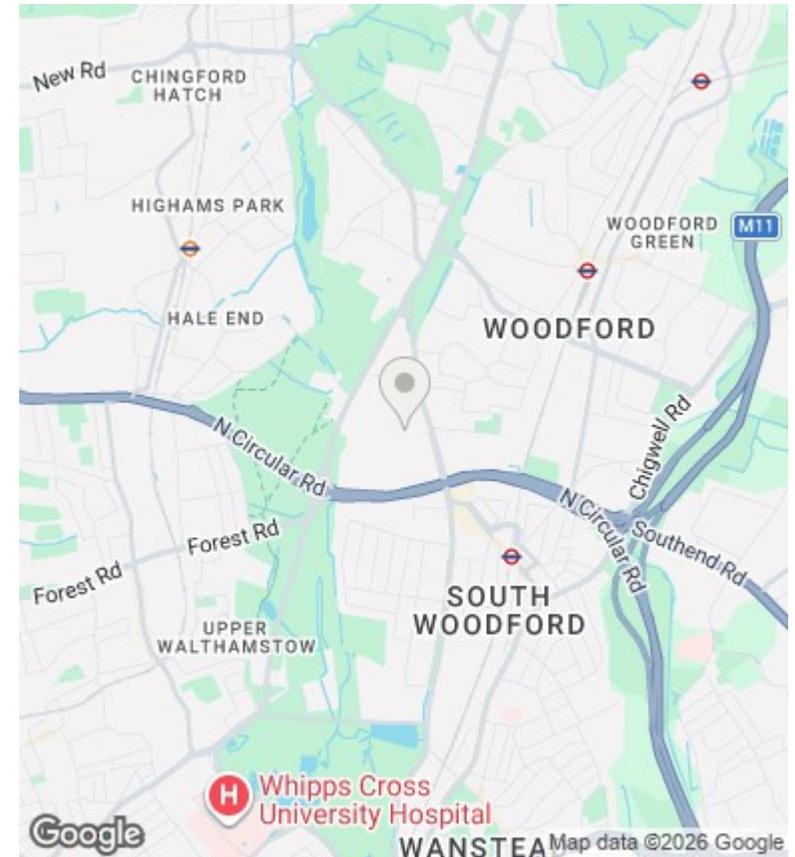
wanstead@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk/>

Chelmsford Road  
 Approx. Total Internal Area 2033 Sq Ft - 188.87 Sq M  
 (Including Restricted Height Area & Gym)  
 Approx. Gross Internal Area 1618 Sq Ft - 150.32 Sq M  
 (Excluding Restricted Height Area & Gym)



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:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>77</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	