

# DURDEN & HUNT

INTERNATIONAL



## Acacia Road, Walthamstow E17

Asking Price £575,000

- Guide Price £550,000 - £575,000
- Excellent Transport Links
- Utility Room & Ground Floor Bathroom
- No Onward Chain
- Large Through Lounge
- Separate Modern Kitchen
- Low Maintenance Garden
- Potential To Develop (STP)
- Two Double Bedrooms

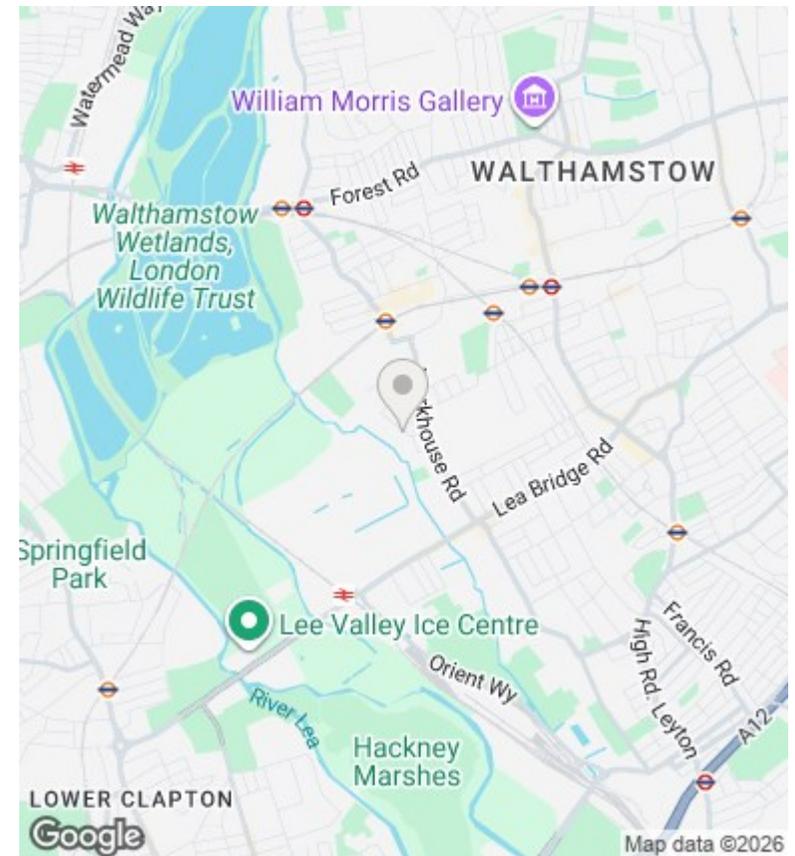
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0208 150 7574

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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.  
Acacia Road



## Viewings

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

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	