



Higham Road, Woodford Green

Offers over £300,000

- Two Bedrooms
- Third Floor
- Lounge
- kitchen





HALLWAY

Door to communal hallway, stairs to third floor.
door to hallway.

LOUNGE

18' 3" x 10' 11" (5.56m x 3.33m) Double glazed window to front and sides, door to balcony, radiator.

KITCHEN

11' 5" x 8' 11" (3.48m x 2.72m) Double glazed window to rear, single bowl sink, eye and base level units, space for appliances radiator.

BATHROOM

Panel bath with mixer taps, wash hand basin, low flush w/c, part tiled walls, radiator.

BEDROOM ONE

13' 9" x 9' 11" (4.19m x 3.02m) Double glazed window to front radiator, fitted wardrobes,

BEDROOM TWO

11' 5" x 8' 11" (3.48m x 2.72m) Double glazed window to rear, radiator, fitted wardrobes.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND

Tax band C

TENURE

Leasehold

LOCAL AUTHORITY

Waltham Forest London Borough

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements