



2A Danbury Way, Woodford Green, Essex, IG8 7EZ

Asking price £450,000

Edward Taub are proud to bring to the property market is this two bedroom house located close to Woodford Station Offered with no onward chain. Accommodation consists of a modern kitchen with appliances Downstairs cloakroom/wc. Good size living room with French doors leading to a private garden. Upstairs are two bedrooms plus the bathroom with bath and shower attachment. The property further benefits from gas central heating, double glazing and has of street parking. Contact us today to arrange viewing so as not to miss out. Council Tax "D"

Buckhurst Hill Office
62-64 Queens Road
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IG9 5BY

London Office
33 Cavendish Square
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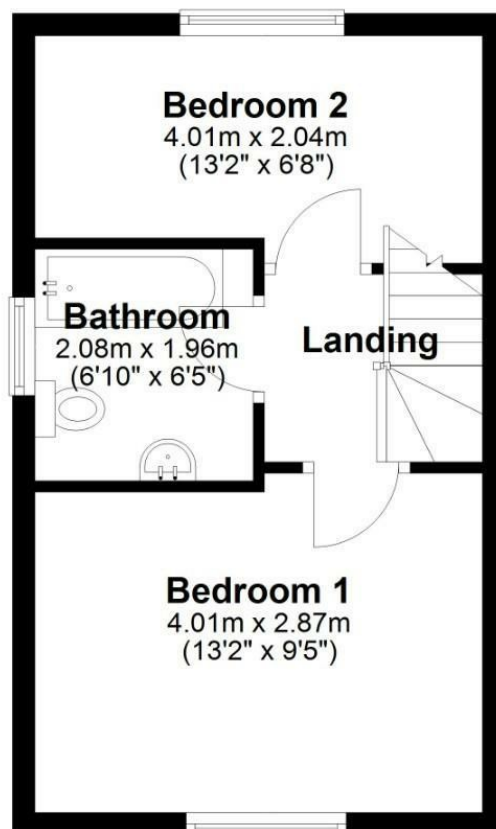
Ground Floor

Approx. 35.6 sq. metres (382.9 sq. feet)

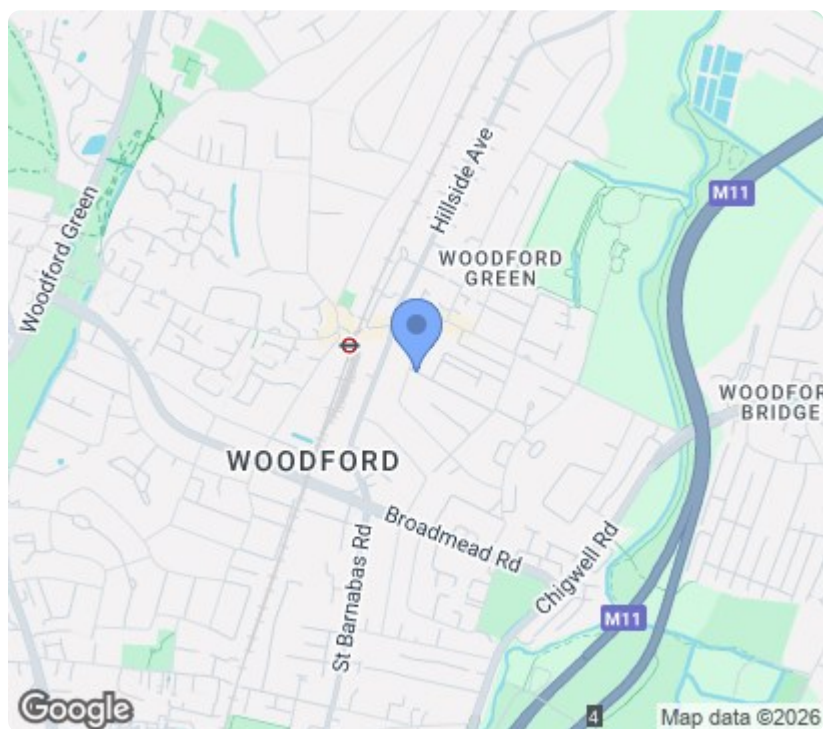


First Floor

Approx. 27.9 sq. metres (300.3 sq. feet)



Total area: approx. 63.5 sq. metres (683.2 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
75	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
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