

DURDEN & HUNT

INTERNATIONAL



Lyndhurst Rise, Chigwell IG7

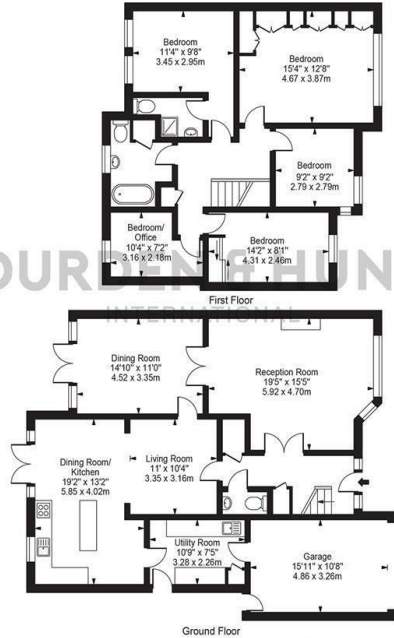
Offers Over £1,150,000

- Beautifully Presented And Spacious Family Home
- Open Plan Kitchen With Dining And Living Areas
- Separate Large Utility Room
- Additional Large Living Room Leading To Large Dining Room
- Three Double Bedrooms, One With En Suite
- Two Further Bedrooms
- Family Bathroom And Ground Floor WC
- Garden With Patio Area
- Garage And Off Road Parking
- Excellent Transport Links

309 High Road, Loughton, Essex, IG10 1AL
0203 026 0160

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

Lyndhurst Rise
 Approx. Total Internal Area 2086 Sq Ft - 193.78 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 171 Sq Ft - 15.84 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

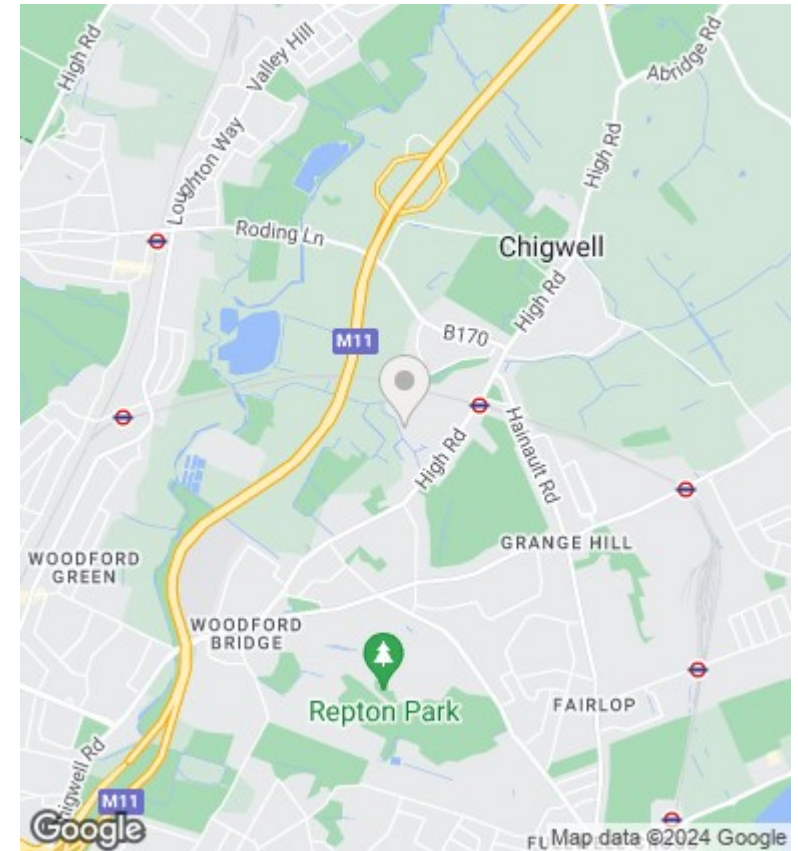
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

F

EPC Rating:

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	