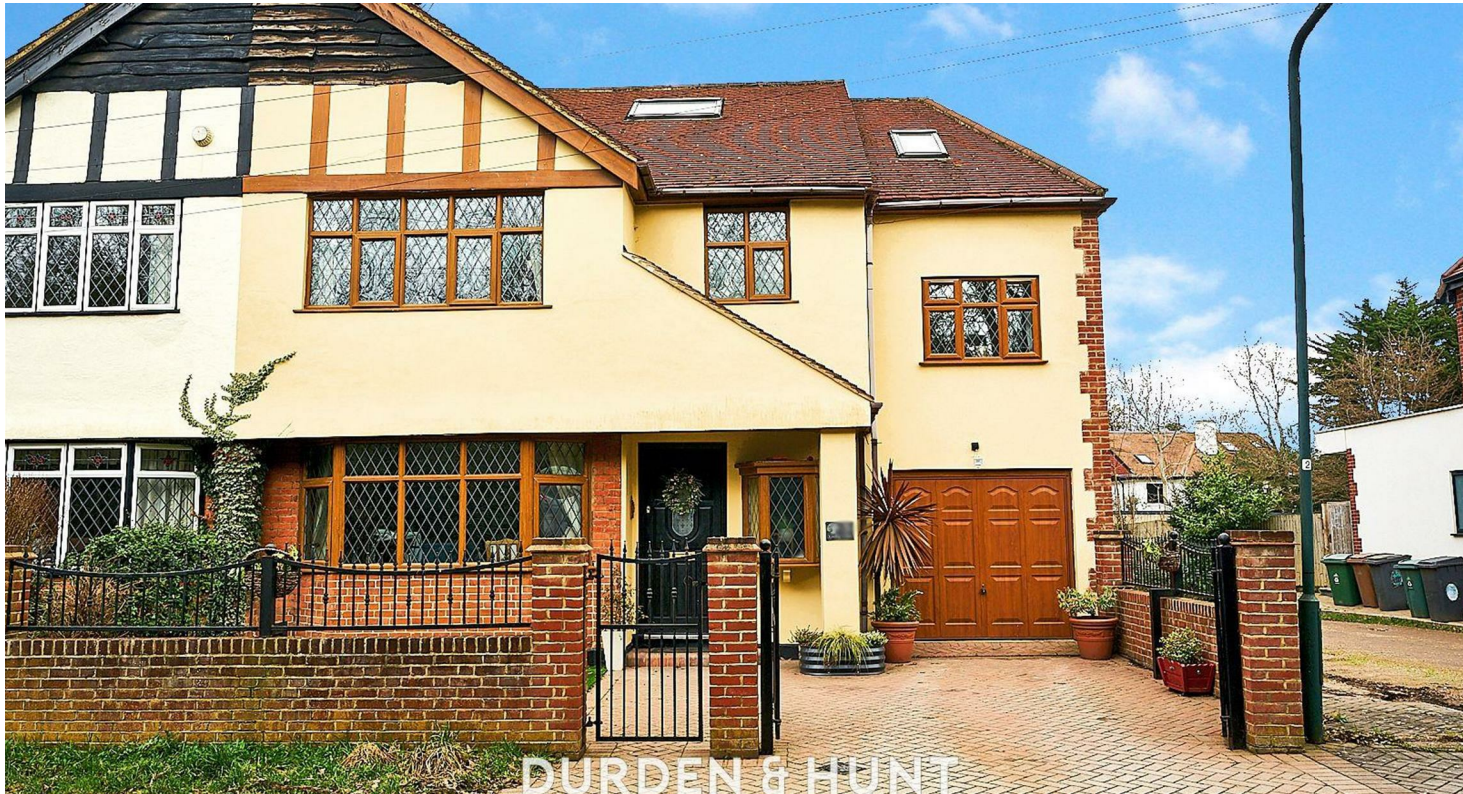


# DURDEN & HUNT

INTERNATIONAL



## Lodge Villas, Waltham Forest IG8

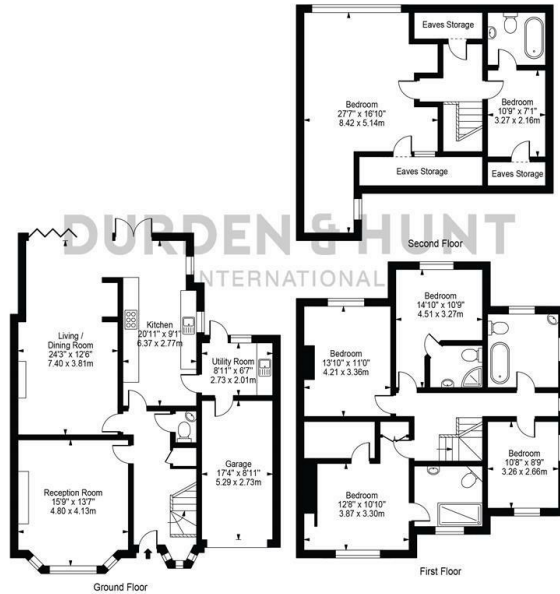
Offers Over £1,000,000

- Semi-Detached Home
- Modern Kitchen With Separate Utility Space
- Garden With Raised Patio Area And Superior Artificial Grass
- Excellent Transport Links
- Open Plan Living And Dining Room
- Downstairs WC And Family Bathroom
- Garage
- Good Sized Reception Room
- Six Well Proportioned Bedrooms Three Of Which Have En Suites
- Secure Gated Driveway

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

[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

Lodge Villas  
 Approx. Total Internal Area 2722 Sq Ft - 252.88 Sq M  
 (Including Eaves Storage & Garage)  
 Approx. Gross Internal Area 2457 Sq Ft - 228.29 Sq M  
 (Excluding Eaves Storage & Garage)  
 Approx. Gross Internal Area Of Garage 155 Sq Ft - 14.44 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

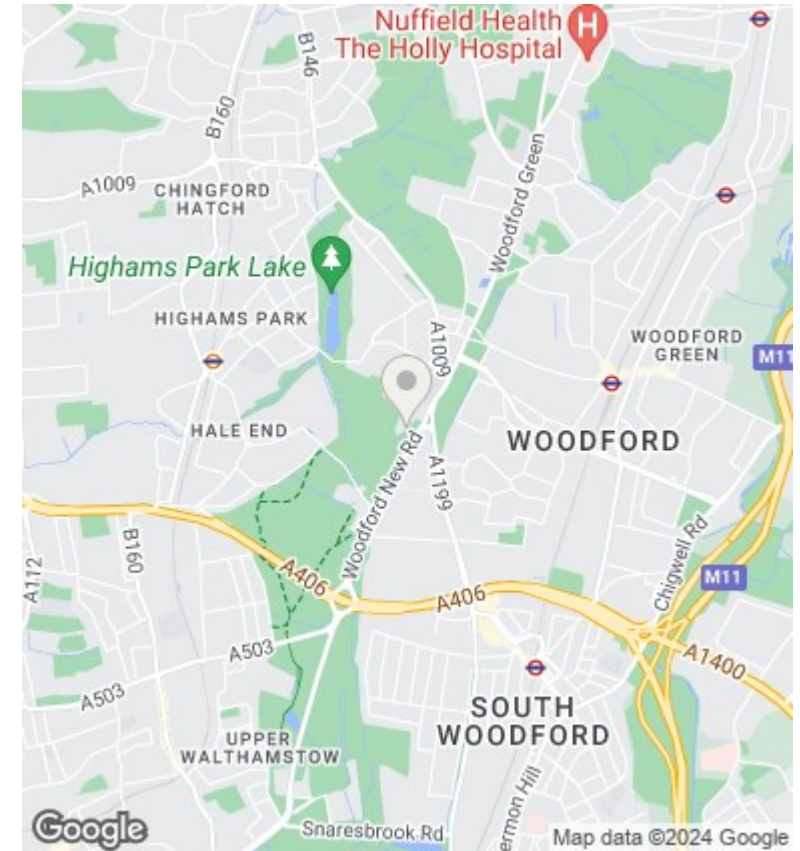
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

## Council Tax Band

F

## EPC Rating:

D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>		67	
(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	