

# DURDEN & HUNT

INTERNATIONAL



## Lyndhurst Rise, Chigwell IG7

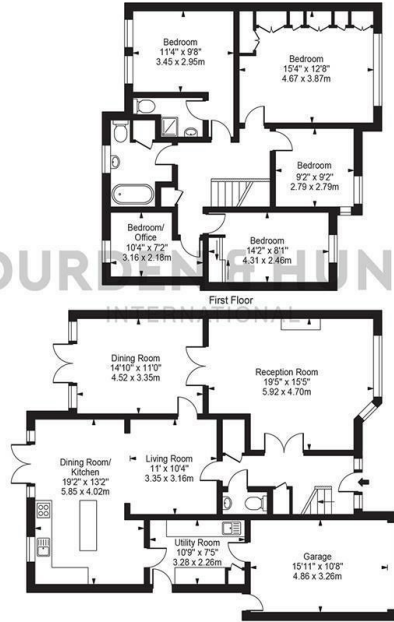
Offers Over £1,150,000

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

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

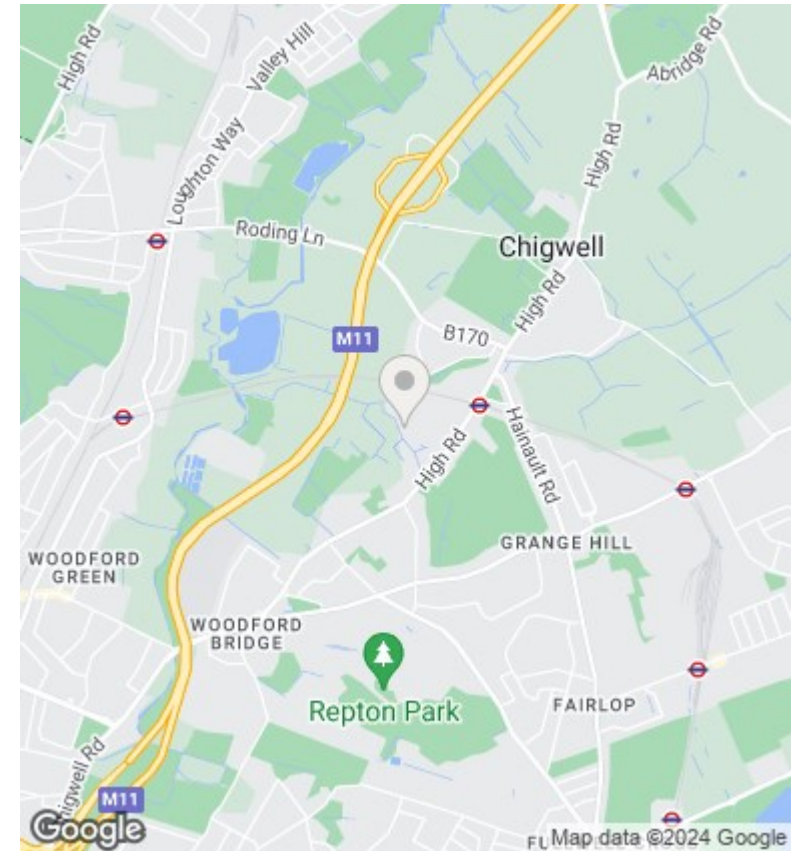
[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

**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) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	