

# DURDEN & HUNT

INTERNATIONAL



## Lambourne Road, Chigwell IG7

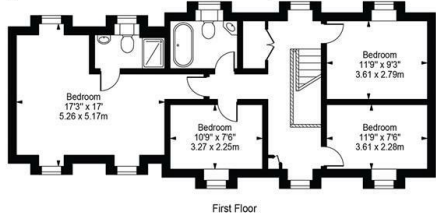
Offers In Excess Of £725,000

- Chain Free
- Open Plan Kitchen Diner
- Large Living Room
- Garden
- Charming Village Location
- Master Bedroom With En Suite
- Contemporary Family Bathroom
- Thoughtfully Decorated Throughout
- Three Additional Bedrooms
- Garage And Utility

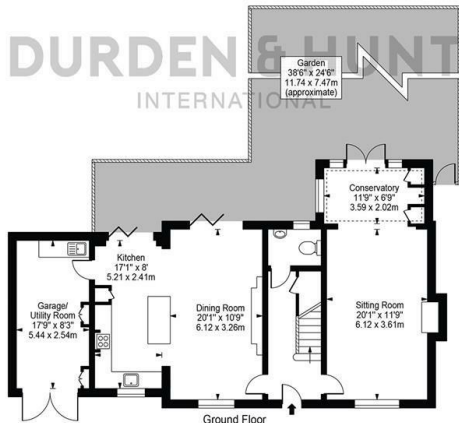
309 High Road, Loughton, Essex, IG10 1AL  
0203 026 0160

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

Lambourne Road  
 Approx. Total Internal Area 1823 Sq Ft - 169.35 Sq M  
 (Including Garage & Utility Room)  
 Approx. Gross Internal Area Of Garage & Utility Room 149 Sq Ft - 13.82 Sq M



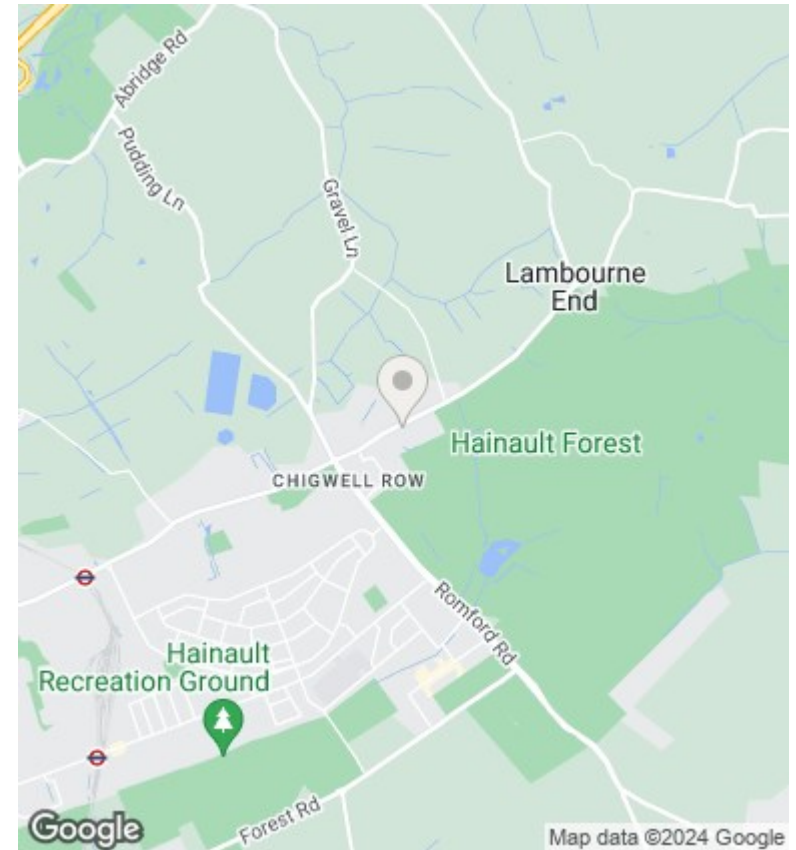
First Floor



Ground Floor  
 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.

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## Viewings

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

## Council Tax Band

F

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	