

# DURDEN & HUNT

INTERNATIONAL



## Lakeland Close, Chigwell IG7

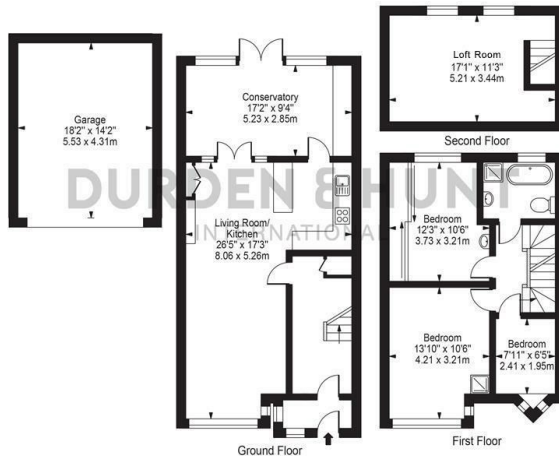
Guide Price £450,000

- Spacious Linked Kitchen And Living Room
- Conservatory
- Three Well Proportioned Bedrooms, One With Fitted Wardrobes And Sink Basin And One With Shower
- Loft Room, Which Is Currently Being Used As A Bedroom
- Family Bathroom
- Garden And Patio Area
- Excellent Transport Links
- Off Street Parking
- GUIDE PRICE £450,000 - £475,000

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

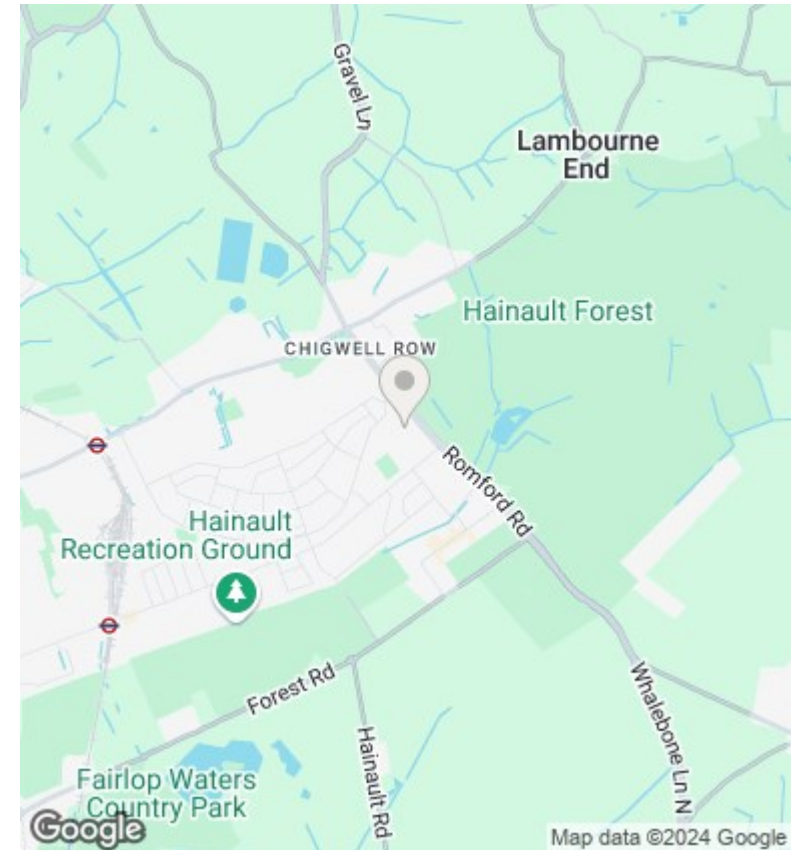
[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

**Lakeland Close**  
 Approx. Gross Internal Area 1285 Sq Ft - 119.40 Sq M  
 (Excluding Garage)  
 Approx. Gross Internal Area Of Garage 256 Sq Ft - 23.83 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

D

## 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>			77
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(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	