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ESTATE AGENTS

Redwood Lodge Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Guide Price £1,600,000

## Redwood Lodge Hoe Lane, Waltham Abbey, EN9 2RJ

**\*\*IN EXCESS OF 4000 SQ FEET\*\*** A TRUELY STUNNING unique Family Home. Designed to the owners exacting specifications is this 5 DOUBLE BEDROOMS, 5 bathrooms, 4 receptions property. The flow of the kitchen-breakfast and dining rooms is perfect for ENTERTAINING. Set in the popular location off Hoe Lane, which enjoys a number other substantial properties. You will love the quality of finish which is of the highest order. The clever design allows ultimate flexibility in the usage. The top floor would ideal for oldest child or ideally suited as a live-in nanny/au-pair apartment. The property will be offered with no onward chain. The OWNER MAY CONSIDER A PART EXCHANGE



**LOBBY**

**OFFICE** 13'11 x 9'10 (4.24m x 3.00m)

**W/C**

**TV ROOM** 14'07 x 13'03 (4.45m x 4.04m)

**KITCHEN / BREAKFAST ROOM**

23'04 x 13'06 (7.11m x 4.11m )

**UTILITY ROOM** 11'07 x 4'10 (3.53m x 1.47m)

**DINING ROOM** 21'05 x 9'01 (6.53m x 2.77m)

**LIVING ROOM** 24'05 x 15'10 (7.44m x 4.83m)

**BEDROOM ONE** 15'10 x 15'05 (4.83m x 4.70m)

**BATHROOM**

**BEDROOM TWO** 16'05 x 13'06 (5.00m x 4.11m)

**BATHROOM**

**BEDROOM THREE** 14'07 max x 12'10 (4.45m max x 3.91m )

**BATHROOM**

**BEDROOM FOUR** 14'07 x 13'03 (4.45m x 4.04m)

**SHOWER ROOM**

**UPSATIRS LIVING SPACE**

30'07 max x 17'04 max (9.32m max x 5.28m max )

**BOOK ROOM** 13'07 x 10 (4.14m x 3.05m)

**BEDROOM FIVE** 17'07 max x 11'02 (5.36m max x 3.40m)

**BATHROOM**

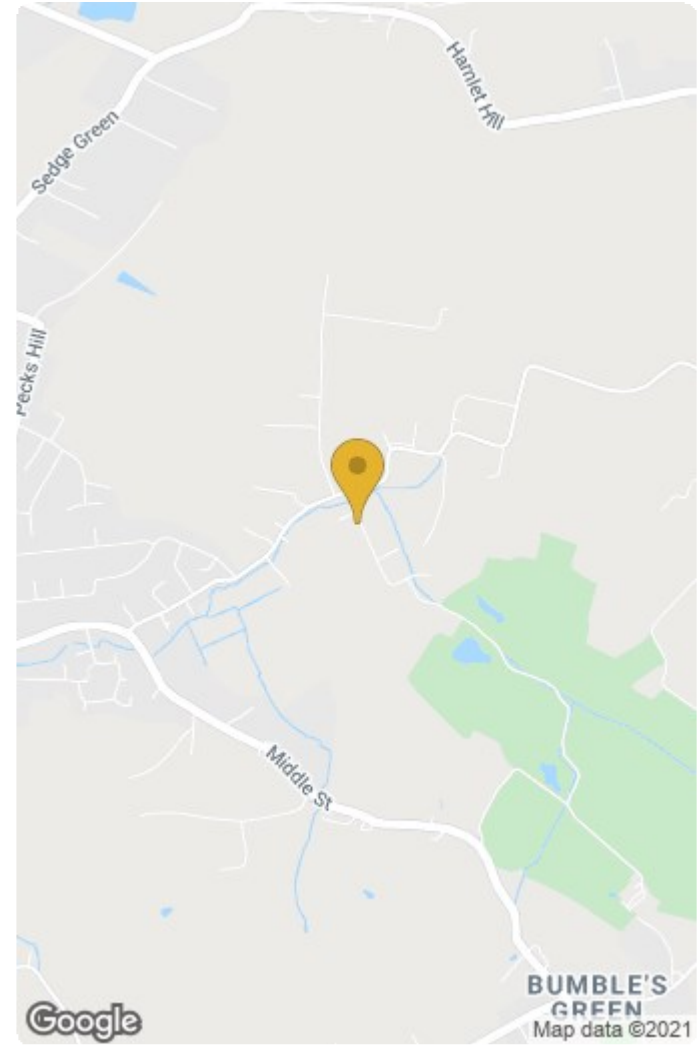




**Lanes**  
GROUP



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

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

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

