

# DURDEN & HUNT

INTERNATIONAL



## Wheeler's Hill, Chelmsford CM3

Asking Price £3,800,000

- Land
- Six Stables
- Gated Residence
- Paddocks
- Two Dwellings
- Lake
- Barns

**Wheelers Farm**  
 Approx. Total Internal Area 2622 Sq Ft - 243.59 Sq M  
 (Including Restricted Height Area & Shed)  
 Approx. Gross Internal Area 2015 Sq Ft - 187.20 Sq M  
 (Excluding Restricted Height Area & Shed)  
 Approx. Gross Internal Area Of Shed 556 Sq Ft - 51.61 Sq M



For Illustration Purposes Only - Not To Scale

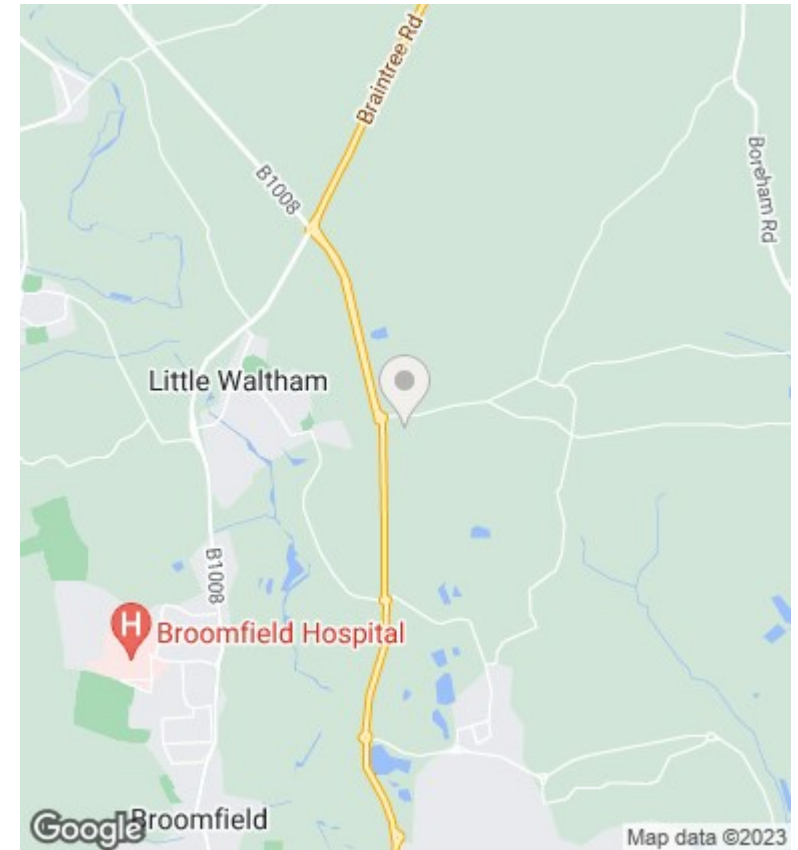
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements 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

## EPC Rating:



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	