

# DURDEN & HUNT

INTERNATIONAL



## Hoe Lane, Abridge RM4

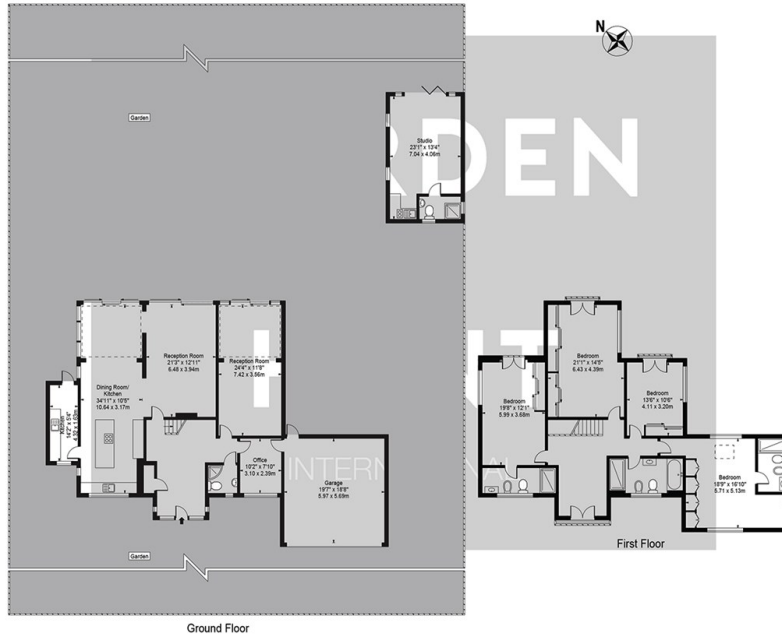
Offers In Excess Of £2,250,000

- Detached House
- Detached Annex One Bedroom Apartment
- Double Garage
- Large Driveway & Large Garden
- Gated Entrance
- Three Reception Rooms
- Downstairs Office
- Surrounded By Open Fields
- Open Plan Kitchen Living
- Large Entrance Hallway & Upstairs Landing

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

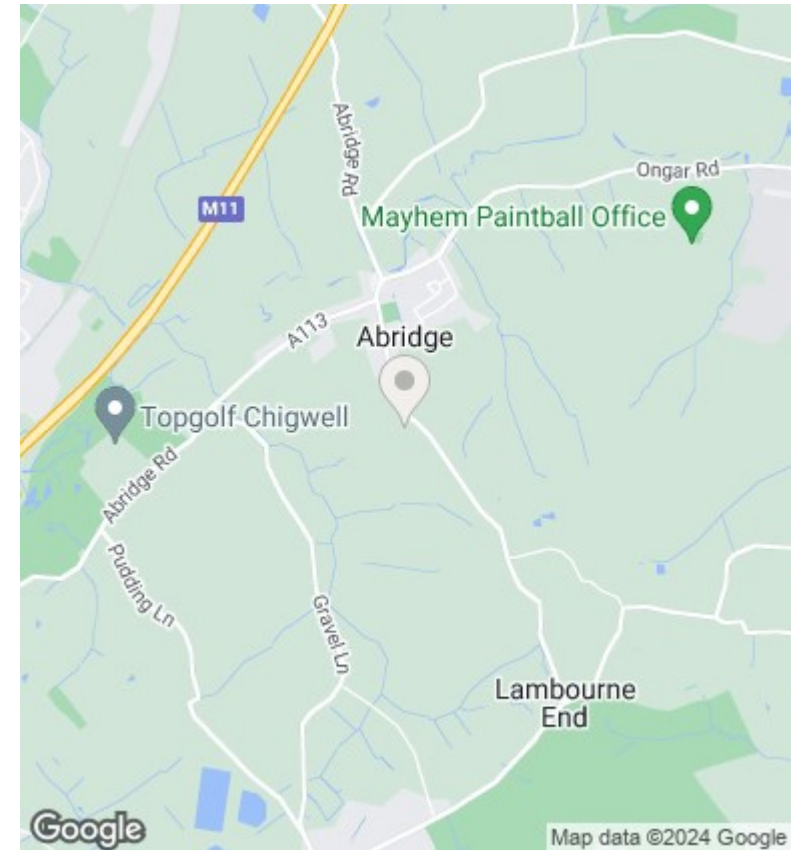
[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

Approx. Total Internal Area 3536 Sq Ft - 328.51 Sq M  
 (Including Studio & Garage)  
 Approx. Gross Internal Area Of Garage 367 Sq Ft - 33.97 Sq M  
 Approx. Gross Internal Area Of Studio 308 Sq Ft - 28.58 Sq M



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.



### Viewings

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

### Council Tax Band

G

### EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			90
(81-91) <b>B</b>		76	
(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	