

DURDEN & HUNT

INTERNATIONAL



The Green, Epping CM16

£1,650,000

- Large Master Suite
- Three Bathrooms
- Large Garden With Patio Area And Outbuilding
- Exceptional Location
- Three Additional Bedrooms
- Office
- Garage And Drive
- Multiple Reception Rooms
- Large Kitchen And Separate Utility Room
- Good Transport Links

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

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

Thistle Cottage
 Approx. Total Internal Area 4708 Sq Ft - 437.42 Sq M
 (Including Outbuilding, Garage & Eaves Storage)
 Approx. Gross Internal Area 3682 Sq Ft - 342.04 Sq M
 (Excluding Outbuilding, Garage & Eaves Storage)
 Approx. Gross Internal Area Of Garage 265 Sq Ft - 26.52 Sq M
 Approx. Gross Internal Area Of Outbuilding 113 Sq Ft - 10.50 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

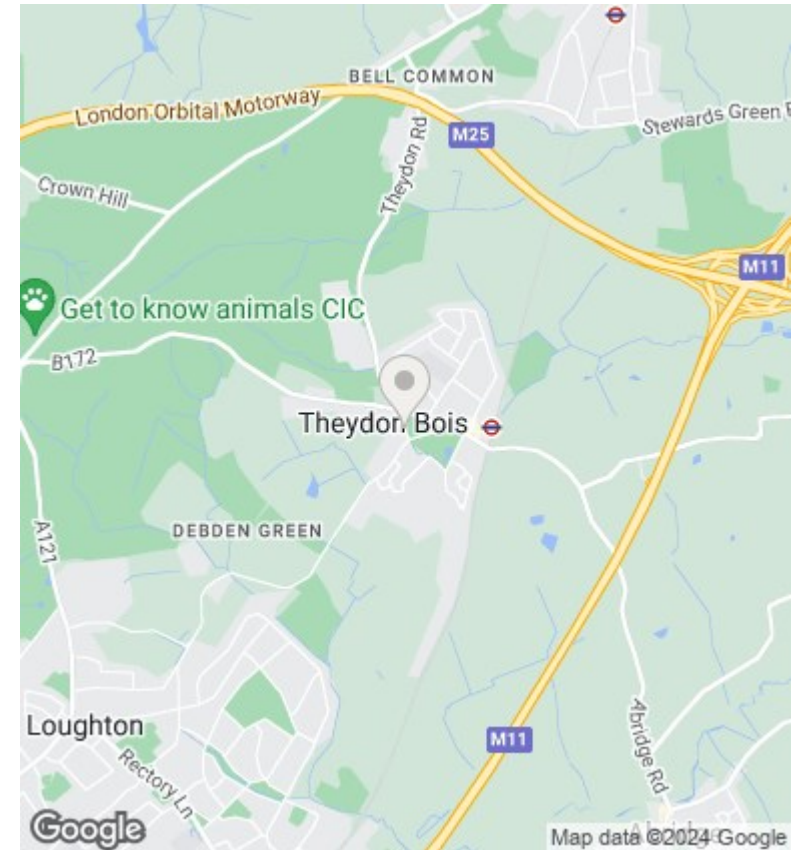
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

G

EPC Rating:

B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	