

DURDEN & HUNT

INTERNATIONAL



Epping CM16

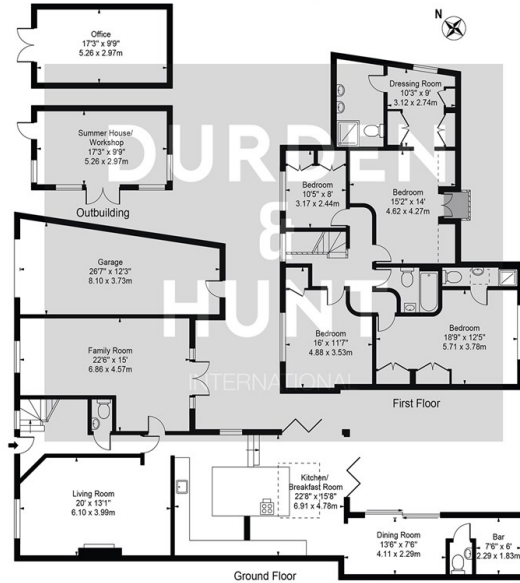
Offers In Excess Of £1,150,000

- Four Double Bedrooms
- Large Kitchen/Breakfast Room
- Beautifully Presented Rear Garden
- Two Outbuildings
- Semi-Detached
- Three Spacious Reception Rooms
- Outdoor Kitchen
- Finished To An Exceptionally High Standard Throughout
- Two Ground Floor W.Cs
- Garage

142 High Street, Ongar, Essex, CM5 9JH
01277402068

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

The Spinney
 Approx. Gross Internal Area 2186 Sq Ft - 203.09 Sq M
 (Including Restricted Height Area, Excluding Garage & Outbuildings)
 Approx. Gross Internal Area 2161 Sq Ft - 200.76 Sq M
 (Excluding Restricted Height Area, Garage & Outbuildings)
 Approx. Gross Internal Area Of Garage 285 Sq Ft - 26.48 Sq M
 Approx. Gross Internal Area Of Outbuildings 336 Sq Ft - 31.22 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 01277402068 to make an appointment.

Council Tax Band

G

EPC Rating:

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