

# DURDEN & HUNT

INTERNATIONAL



## Hobbs Cross, Harlow CM17

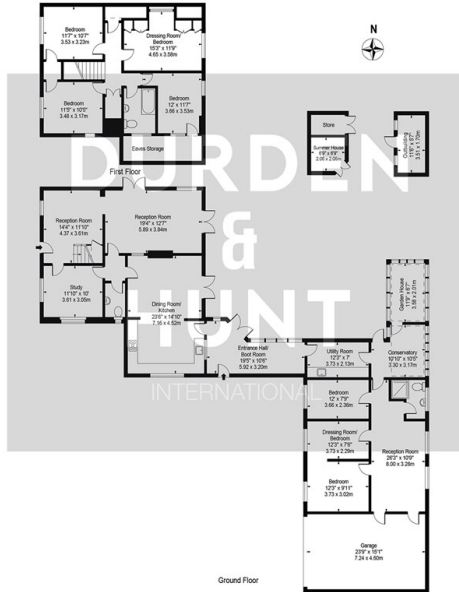
Offers In Excess Of £1,300,000

- Exceptional Four Bedroom Home
- Reception Rooms
- Garage And Secure Gated Driveway
- Three Bedroom Annexe
- Separate Study
- Open Plan Kitchen Dining Room
- Spacious Garden With Patio And Lawn

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

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

**Wydes Barn**  
 Approx. Total Internal Area 3425 Sq Ft - 318.19 Sq M  
 (Including Restricted Height Area, Eaves Storage, Garage, Summer House, Store & Outbuilding)  
 Approx. Gross Internal Area 2766 Sq Ft - 256.97 Sq M  
 (Excluding Restricted Height Area, Eaves Storage, Garage, Summer House, Store & Outbuilding)  
 Approx. Gross Internal Area Of Outbuilding 64 Sq Ft - 5.97 Sq M  
 Approx. Gross Internal Area Of Summer House & Store 73 Sq Ft - 6.78 Sq M  
 Approx. Gross Internal Area Of Garage 358 Sq Ft - 33.30 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:

E



## Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 76        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 45                      |           |
| (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 |           |