

DURDEN & HUNT

INTERNATIONAL



The Rookeries, Nine Ashes CM4

Offers In Excess Of £650,000

- Semi Detached Home
- Master Bedroom With En Suite And Fitted Wardrobe
- Family Bathroom
- Spacious Open Plan Living And Dining Room
- Additional Three Bedrooms
- Garden That Looks Over Fields
- Modern Kitchen With Separate Utility Room
- Downstairs WC
- Private Drive

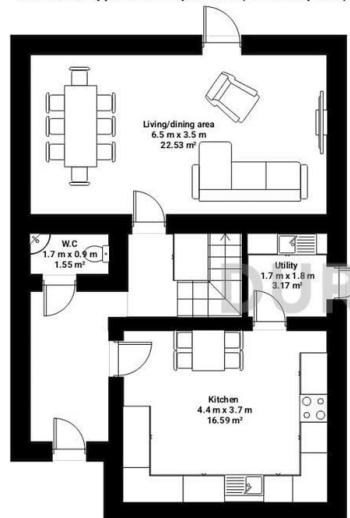
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01277402068

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

Rookeries

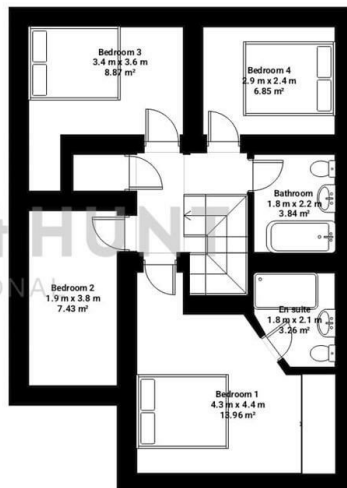
Total floor area: approx 104.91 sq. metres (1,129.24 sq. feet)

Ground floor
Total area: approx 53.7 sq. metres (578.02 sq. feet)



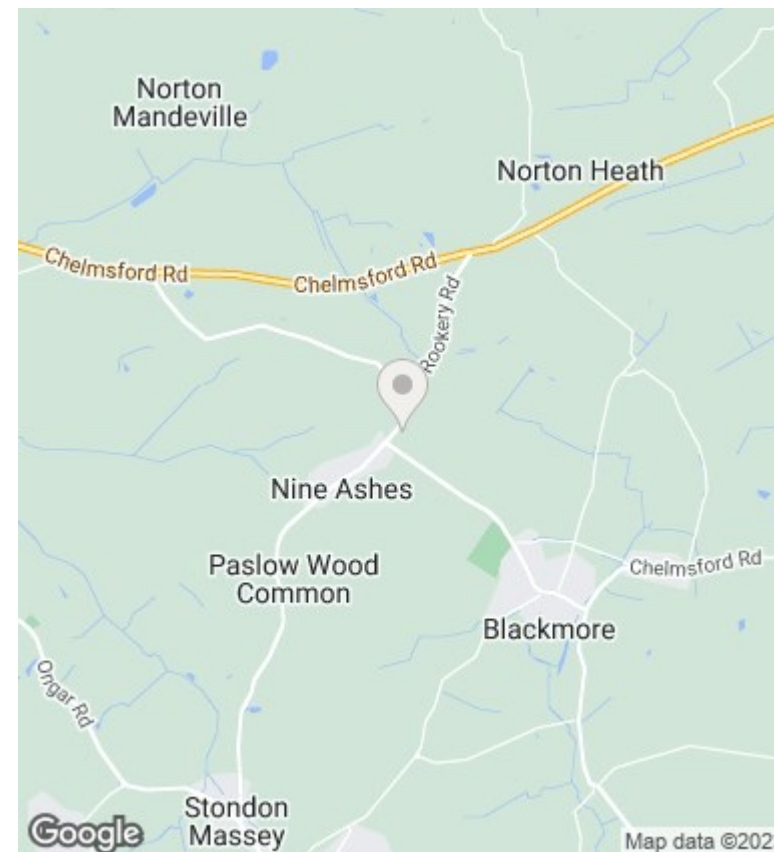
1st floor

Total area: approx 51.21 sq. metres (551.22 sq. feet)



THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.



Viewings

Viewings by arrangement only.
Call 01277402068 to make an appointment.

Council Tax Band

F

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	