

# DURDEN & HUNT

INTERNATIONAL



## Kimpton Close, Ongar CM5

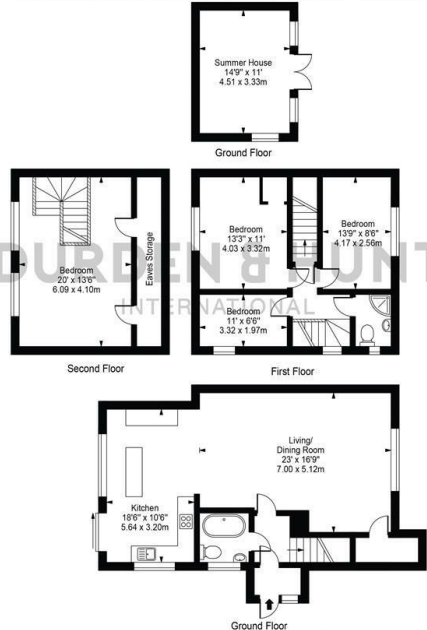
Offers In Excess Of £425,000

- Off Road Parking
- Four Bedrooms
- Garden With Summer House
- Large Kitchen, Living And Dining Room
- Additional Family Bathroom
- Luxurious Downstairs Bathroom
- Storage

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

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

**Kimpton Close**  
 Approx. Total Internal Area 1680 Sq Ft - 156.04 Sq M  
 (Including Eaves Storage & Summer House)  
 Approx. Gross Internal Area Of Eaves Storage 60 Sq Ft - 5.58 Sq M  
 Approx. Gross Internal Area Of Summer House 162 Sq Ft - 15.02 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

D

### EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>69</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	