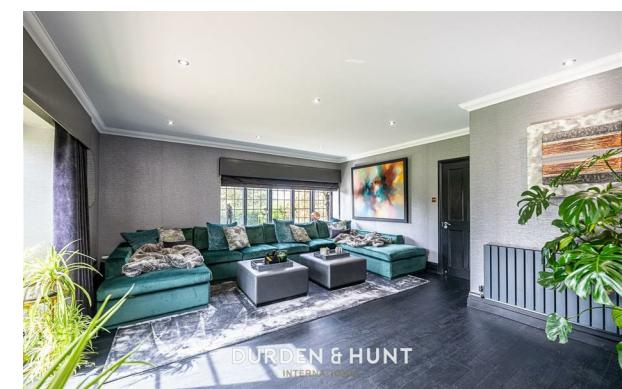


# DURDEN & HUNT

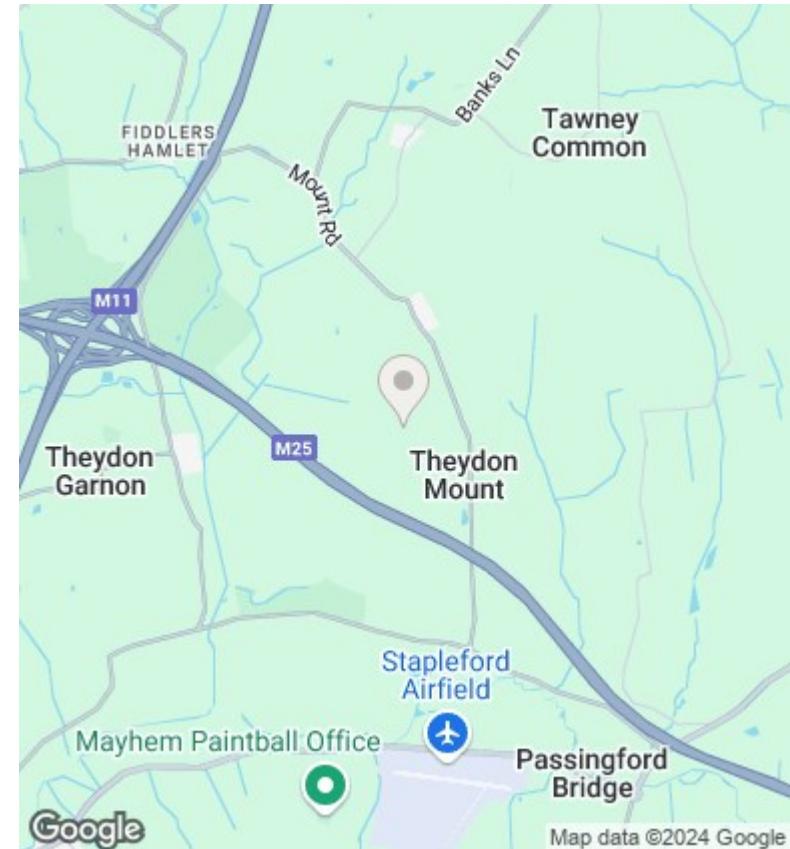
INTERNATIONAL



## Hill Hall, Epping CM16

Offers In Excess Of £1,000,000

- Prestigious Gated Community
- Private Garden
- Two Further Bathrooms, One Of Which Is En Suite
- Downstairs WC And Storage
- Extensive Communal Grounds
- Master Bedroom With Walk In Wardrobe And En Suite
- Modern Kitchen
- Private Entrance
- Three Additional Bedrooms
- Good Sized Living Room



## Viewings

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

## Council Tax Band

G

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		