

DURDEN & HUNT

INTERNATIONAL



Kershaw Close, Emerson Park RM11

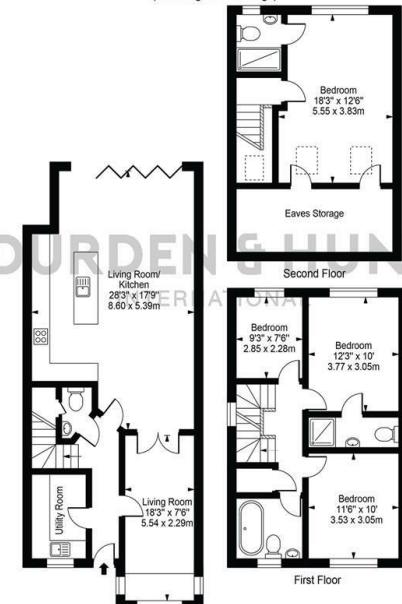
£625,000

- Desirable Location
- Off Road Parking
- Stylish Kitchen
- Contemporary Family Bathroom

- Excellent Transport Links
- Good Sized Garden
- Ground Floor WC & Utility Room

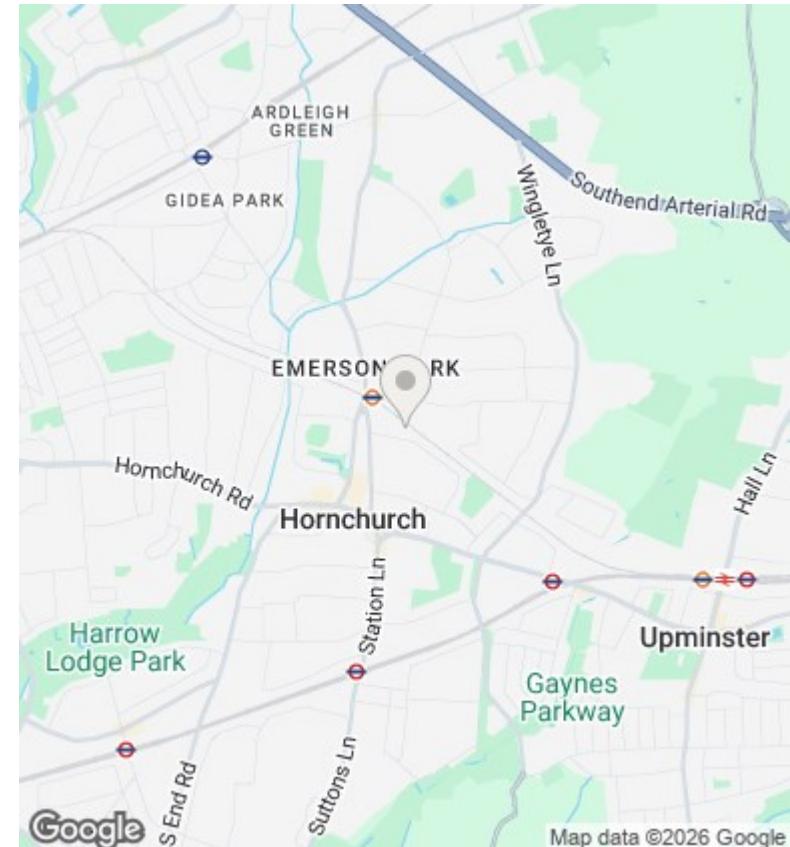
- Beautifully Presented
- Open Plan Living
- Four Bedrooms, Two With En Suites

Kershaw Close
 Approx. Total Internal Area 1712 Sq Ft - 159.05 Sq M
 (Including Eaves Storage)
 Approx. Gross Internal Area 1583 Sq Ft - 147.09 Sq M
 (Excluding Eaves Storage)



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 01708 202 777 to make an appointment.

Council Tax Band

E

EPC Rating:

C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		73
(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