

DURDEN & HUNT

INTERNATIONAL



Dry Street, Langdon Hills SS16

£1,650,000

- Expansive Gated Plot
- Impressive Five Bedroom Residence
- Two Downstairs Bedrooms With En Suites
- Picturesque Location
- Opportunity For Multigenerational Living
- Detached Annexe
- Versatile Layout
- Exceptional Garden With Barbecue Hut, Snug And Sauna
- Spacious Kitchen Diner
- Off Road Parking For Multiple Cars

123-125 Broadway West, Leigh-On-Sea, SS9 2BU
01702 411 461

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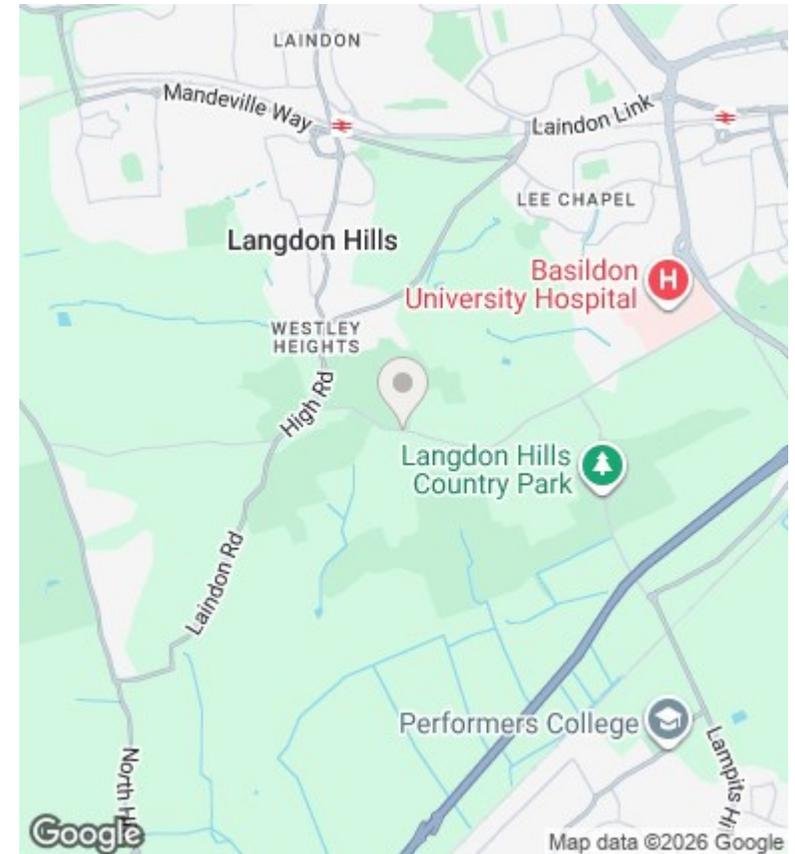
Dry Street, Langdon Hills

Approx. Total Internal Area 4189 Sq Ft - 389.14 Sq M
 (Including Eaves Storage, Log Cabin, Storage, Summer House, Sauna, Freezer Room, Outbuilding, Kennel)
 Approx. Gross Internal Area Of Eaves Storage 151 Sq Ft - 14.01 Sq M
 Approx. Gross Internal Area Of Log Cabin 473 Sq Ft - 43.94 Sq M
 Approx. Gross Internal Area Of Storages 175 Sq Ft - 16.24 Sq M
 Approx. Gross Internal Area Of Summer House 47 Sq Ft - 4.32 Sq M
 Approx. Gross Internal Area Of Sauna 45 Sq Ft - 4.19 Sq M
 Approx. Gross Internal Area Of Freezer Room 43 Sq Ft - 3.97 Sq M
 Approx. Gross Internal Area Of Outbuilding 104 Sq Ft - 9.66 Sq M
 Approx. Gross Internal Area Of Kennel 80 Sq Ft - 7.44 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 01702 411 461 to make an appointment.

Council Tax Band

E

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(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	