

DURDEN & HUNT

INTERNATIONAL



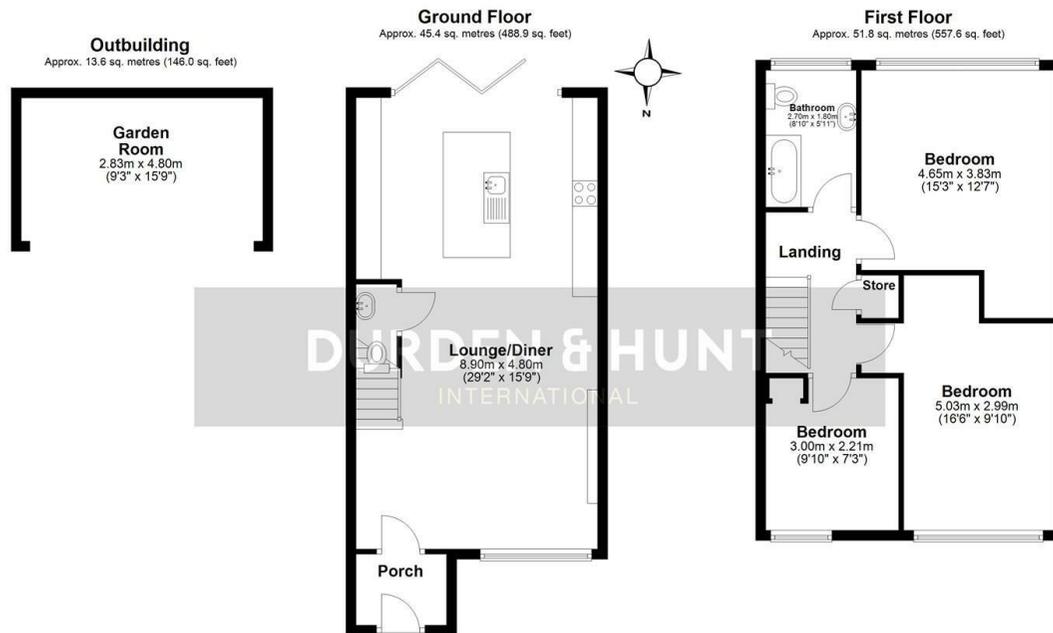
Lancaster Road, Epping CM16

Offers Over £500,000

- Village Location
- Low Maintenance Patio Garden
- Versatile Open Summer House
- Off Road Parking
- Living Room With Media Wall
- Three Bedrooms
- Well Maintained Throughout
- Modern Kitchen With Island And Integrated Appliances
- Modern Family Bathroom

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01277402068

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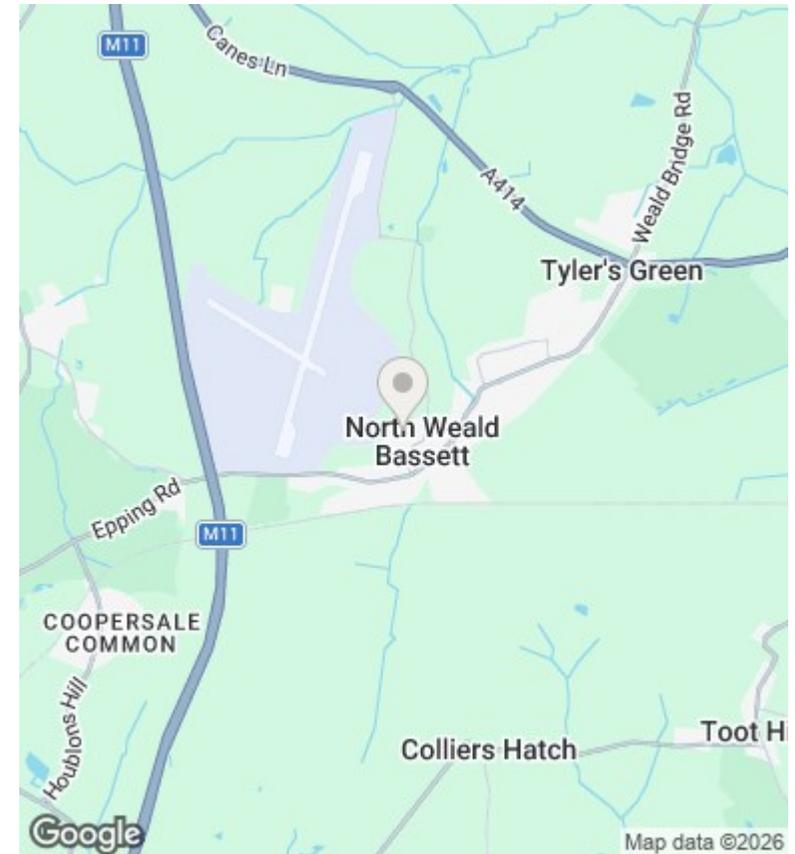


Total area: approx. 110.8 sq. metres (1192.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Lancaster Road



Viewings

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

Council Tax Band

D

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	