

# DURDEN & HUNT

INTERNATIONAL



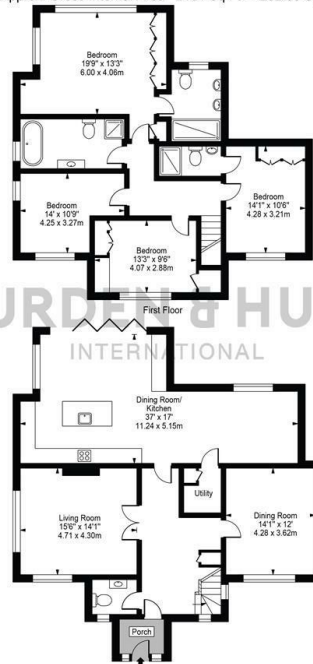
## Church Road, Stanford Rivers CM5

Offers Over £1,225,000

- Rolling Countryside Views
- Open Plan Kitchen And Dining Room
- Two Bedrooms With En Suites
- Large Gated Driveway
- Living Room And Separate Dining Room
- Two Additional Bedrooms
- Expansive Rear Garden With Feature Pond
- Downstairs WC And Utility Room
- Contemporary Family Bathroom



Church Road  
Approx. Gross Internal Area 2181 Sq Ft - 202.63 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

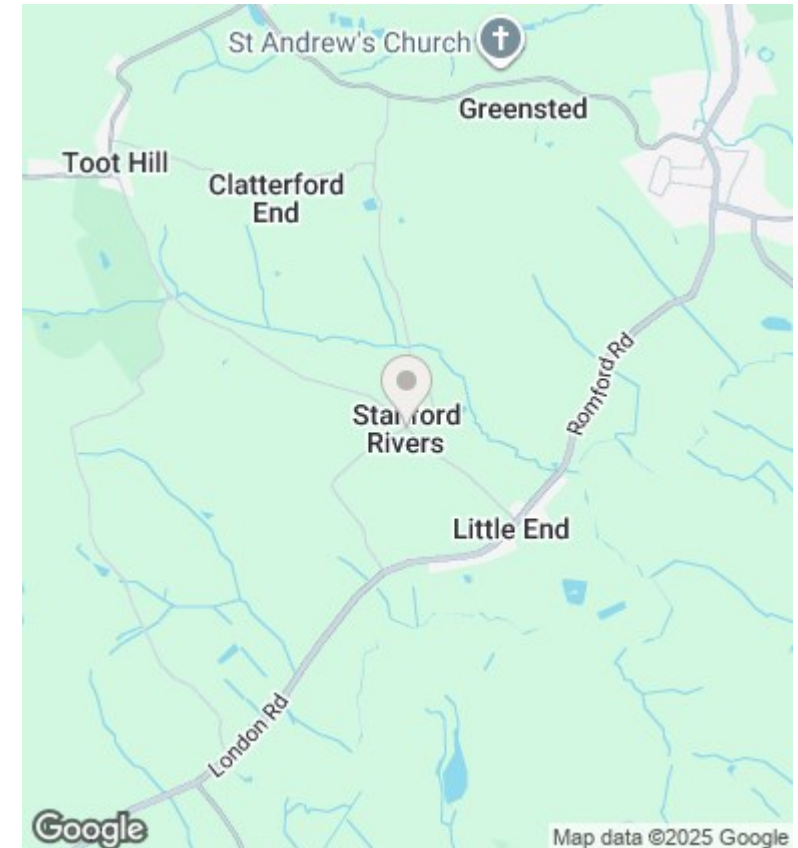
Viewings by arrangement only.  
Call 01277402068 to make an appointment.

## Council Tax Band

F

## EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC