

DURDEN & HUNT

INTERNATIONAL



Oak Hill Road, Stapleford Abbotts RM4

Offers Over £850,000

- Semi-Rural Location
- Opportunity For Downstairs Living
- Dining Room And Utility Room
- Manicured Garden
- Multiple Reception Rooms
- Modern Kitchen And Conservatory
- Off Road Parking And Garage
- Downstairs Bathroom
- Four Bedrooms

**The Willows,
Oak Hill Road**

Approx. Total Internal Area 2340 Sq Ft - 217.41 Sq M
(Including Garage)

Approx. Gross Internal Area Of Garage 345 Sq Ft - 32.03 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Viewings

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

Council Tax Band

F

EPC Rating:

D