

# DURDEN & HUNT

INTERNATIONAL



## Manor Road, Lambourne End RM4

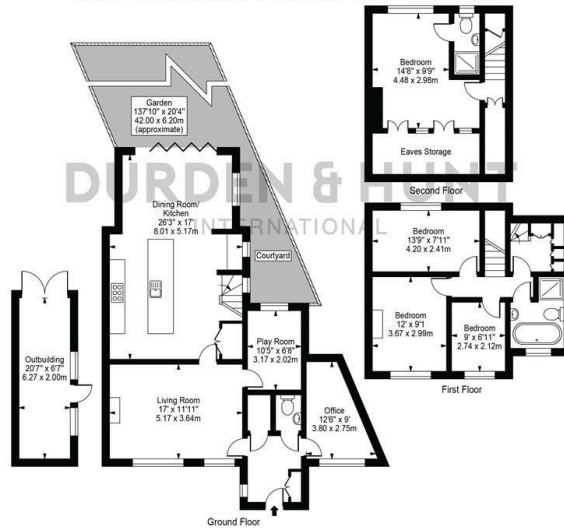
Offers In Excess Of £750,000

- Charming Semi-Detached Home
- Modern Open Plan Kitchen Diner
- Multiple Reception Rooms
- Downstairs WC
- Off Road Parking
- Spacious Master Bedroom With En Suite
- Three Additional Bedrooms
- Garden With Outbuilding
- Dressing Area
- Contemporary Family Bathroom

309 High Road, Loughton, Essex, IG10 1AL  
0203 026 0160

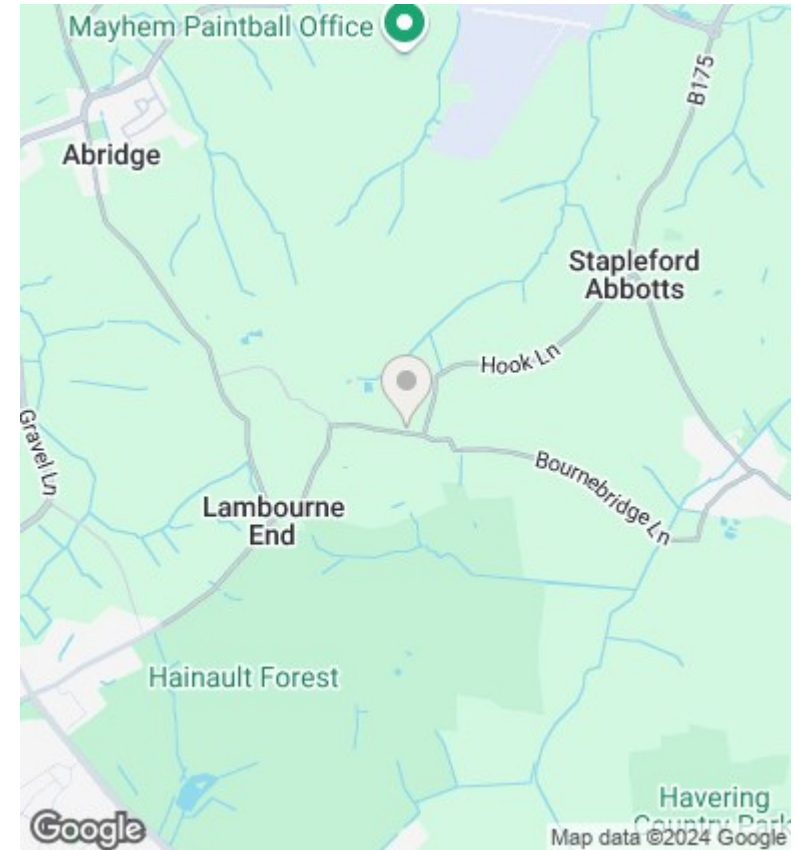
[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

Tuttleby Cottages,  
Manor Road  
Approx. Total Internal Area 1862 Sq Ft - 172.97 Sq M  
(Including Eaves Storage & Outbuilding)  
Approx. Gross Internal Area 1642 Sq Ft - 152.59 Sq M  
(Excluding Eaves Storage & Outbuilding)  
Approx. Gross Internal Area Of Outbuilding 135 Sq Ft - 12.54 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 0203 026 0160 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		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	64
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	