

# DURDEN & HUNT

INTERNATIONAL



## Blackacre Road, Epping CM16

£1,650,000

- Excellent Transport Links
- Multiple Reception Rooms
- Separate Utility Space
- Off Road Parking
- Good Sized Garden With Lawn And Patio Areas
- Six Bedrooms, With One Currently Used As A Dressing Room
- Downstairs WC
- Open Plan Kitchen, Living And Dining Room
- Four Bathrooms, Two Of Which Are En Suite
- Storage

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

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

**Blackacre Road**  
 Approx. Total Internal Area 3190 Sq Ft - 296.36 Sq M  
 (Including Garage)  
 Approx. Gross Internal Area Of Garage 69 Sq Ft - 5.47 Sq M



DURDEN & HUNT  
 INTERNATIONAL

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

F

### EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	