

# DURDEN & HUNT

INTERNATIONAL



## Hill Hall, Epping CM16

Offers In Excess Of £1,000,000

- Prestigious Gated Community
- Private Garden
- Two Further Bathrooms, One Of Which Is En Suite
- Downstairs WC And Storage
- Extensive Communal Grounds
- Master Bedroom With Walk In Wardrobe And En Suite
- Modern Kitchen
- Private Entrance
- Three Additional Bedrooms
- Good Sized Living Room

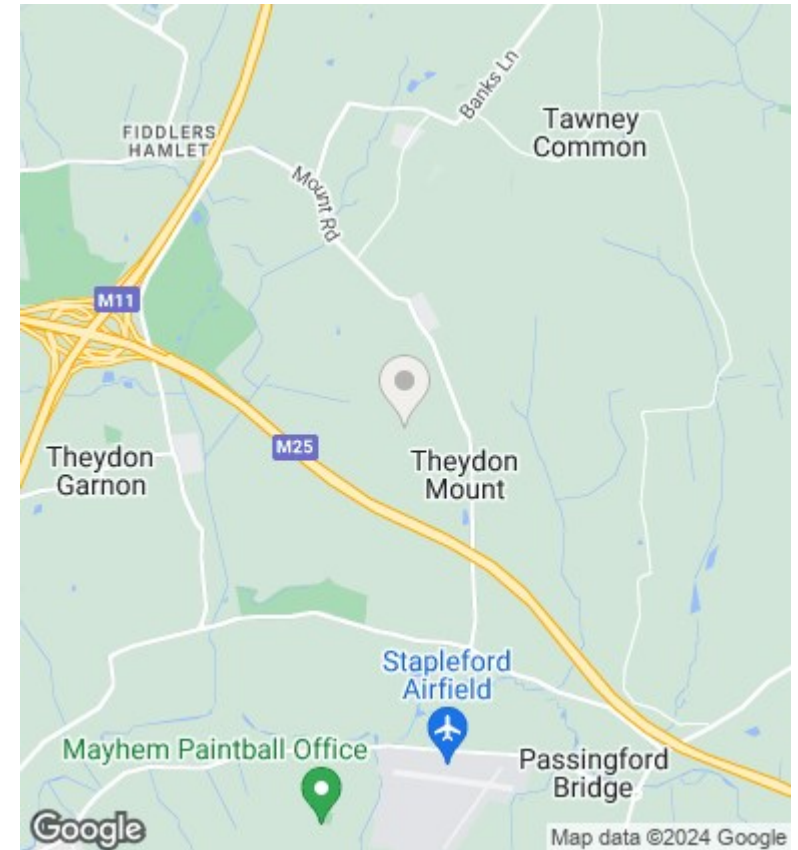
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0203 026 0160

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<https://www.durdenandhunt.co.uk/>

Hill Hall,  
Theydon Mount  
Approx. Total Internal Area 2474 Sq Ft - 229.88 Sq M  
(Including Restricted Height Area & Garage)  
Approx. Gross Internal Area 2260 Sq Ft - 209.95 Sq M  
(Excluding Restricted Height Area & Garage)



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

G

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	