

DURDEN & HUNT

INTERNATIONAL



Piercing Hill, Epping CM16

Offers Over £450,000

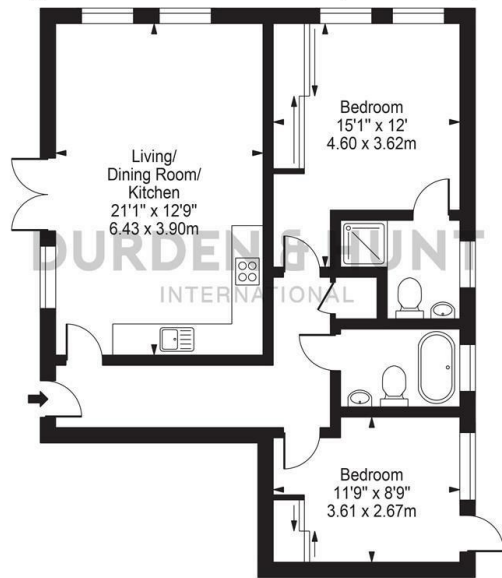
- Exclusive Gated Development
- Great Location
- Great Transport Links
- Open Concept Living, Kitchen And Dining
- Two Double Bedrooms, One With Ensuite
- Fitted Wardrobes In Both Bedrooms
- Parking
- Expansive Communal Gardens

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

loughton@urdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>

Coopers Court, Piercing Hill

Approx. Gross Internal Area 756 Sq Ft - 70.20 Sq M



Ground Floor

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

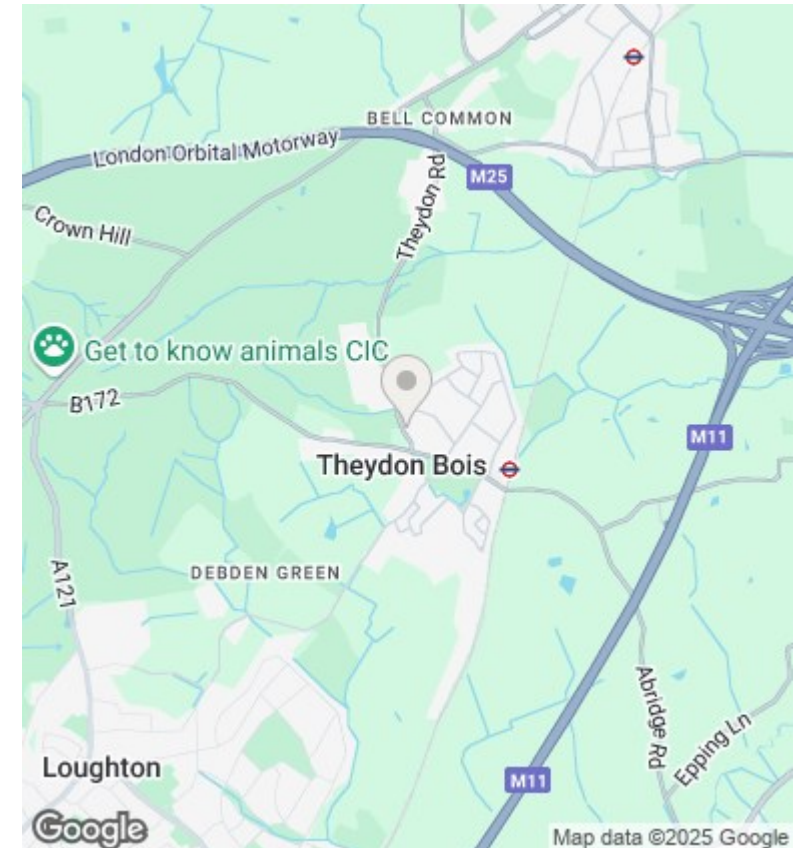
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

E

EPC Rating:

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B	76	76
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	