

# DURDEN & HUNT

INTERNATIONAL



## Roughtallys, Epping CM16

Offers In Excess Of £800,000

- Charming Detached Home
- Modern Kitchen With Separate Utility Room
- Family Bathroom
- Great Transport Links
- Split Level One Bedroom Annexe
- Master Bedroom With Wardrobes And En Suite
- Downstairs WC
- Off Road Parking For Multiple Cars
- Three Additional Bedrooms
- Garden With Large Decking Area

142 High Street, Ongar, Essex, CM5 9JH  
01277402068

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





**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 01277402068 to make an appointment.

### Council Tax Band

G  
EPC Rating:  
C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		73	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</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	