

# DURDEN & HUNT

INTERNATIONAL



## First Avenue, Brentwood CM15

Price Guide £1,000,000

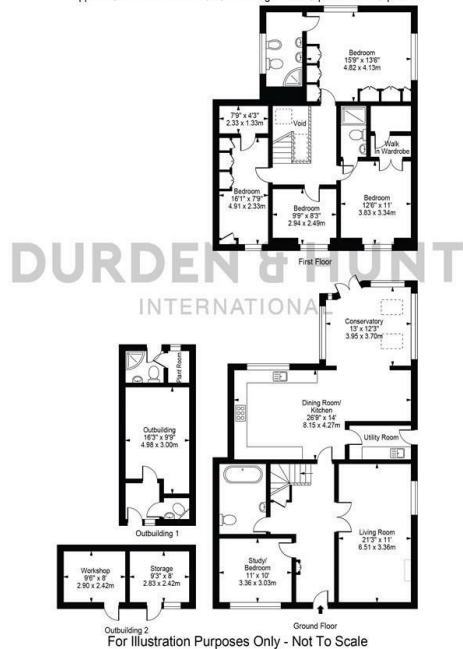
- Quiet Road
- Outbuilding Currently Used As A Clinic
- Versatile Layout And Multiple Reception Rooms
- Primary Bedroom With En Suite
- Situated On Large Plot
- Opportunity For Multigenerational Living
- Spacious Kitchen Diner And Separate Utility Room
- Landscaped Garden With Swimming Pool
- Carriage Driveway
- Impressive Detached Residence

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

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



Blacksmith House,  
First Avenue, Hook End  
Approx. Gross Internal Area 2468 Sq Ft - 229.28 Sq M  
Including Outbuilding 1, Outbuilding 2 & VEH.  
Approx. Gross Internal Area Of Outbuilding 1 255 Sq Ft - 23.70 Sq M  
Approx. Gross Internal Area Of Outbuilding 2 152 Sq Ft - 14.16 Sq M



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

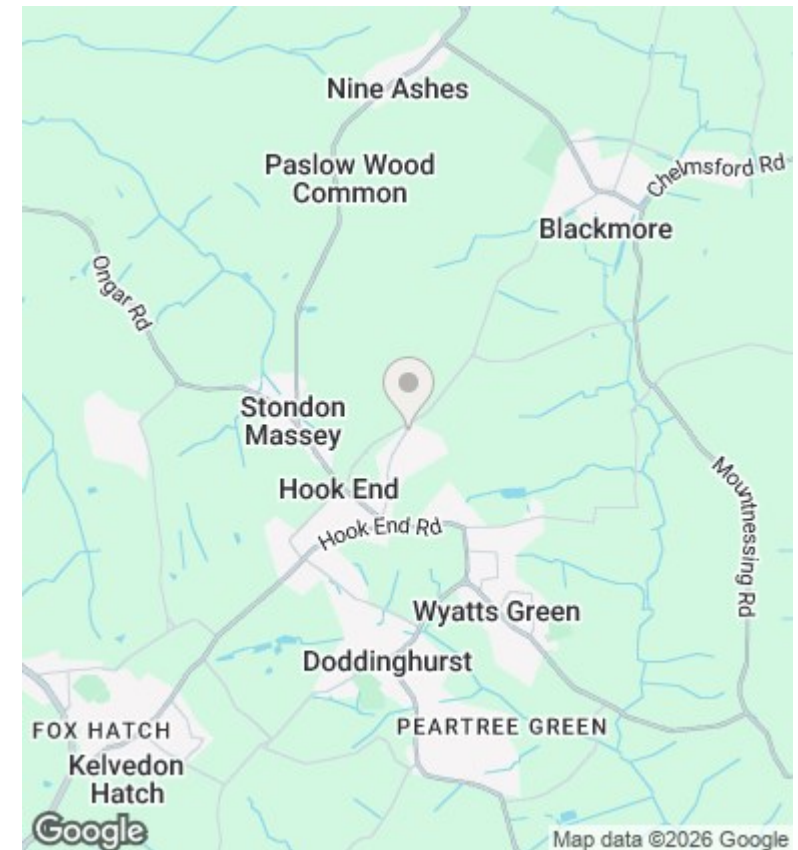
Viewings by arrangement only.  
Call 01277402068 to make an appointment.

## Council Tax Band

G

## EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	