

# DURDEN & HUNT

INTERNATIONAL



## Laburnum Road, Epping CM16

Offers In Excess Of £900,000

- Village Location
- Good Sized Garden
- Utility Room & Downstairs WC
- Contemporary Family Bathroom
- Attractive Semi Detached Home
- Two Reception Rooms
- Primary Bedroom With En Suite & Walk In Wardrobe
- Off Road Parking & Garage
- Open Plan Kitchen & Dining Room
- Four Additional Bedrooms

142 High Street, Ongar, Essex, CM5 9JH  
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<https://www.durdenandhunt.co.uk/>



Laburnum Road  
 Approx. Total Internal Area 2145 Sq Ft - 199.27 Sq M  
 (Including Outbuilding & Garage)  
 Approx. Gross Internal Area Of Outbuilding 79 Sq Ft - 7.35 Sq M  
 Approx. Gross Internal Area Of Garage 291 Sq Ft - 27.04 Sq M



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

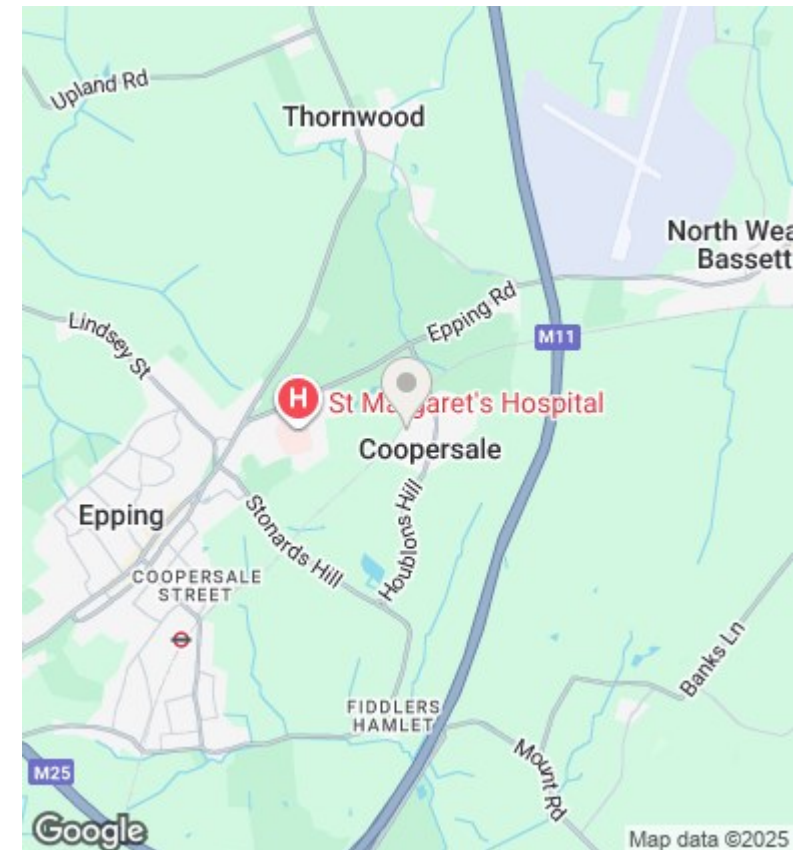
Viewings by arrangement only.  
 Call 01277402068 to make an appointment.

## Council Tax Band

E

## EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	