

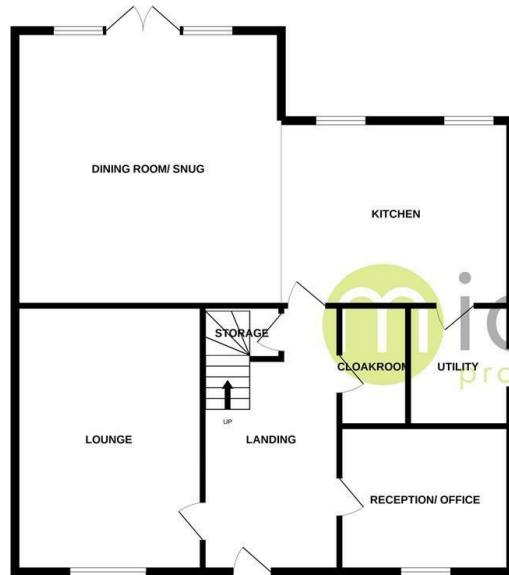


## 3 Vaughan Drive, Elmstead, CO7 7GJ

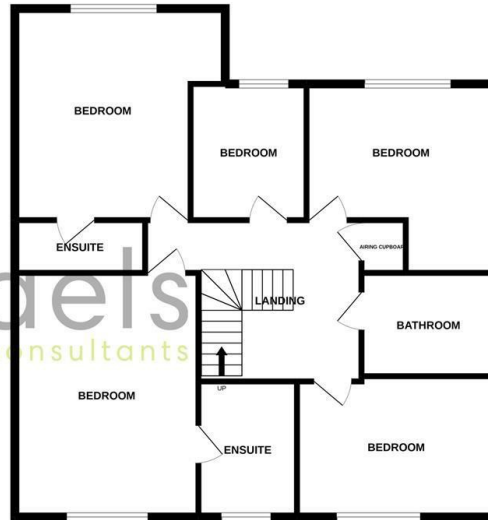
£2,800 Per Calendar Month

- Detached Five Bedroom House
- Double Garage & Ample Off Road Parking
- Modern Living Accommodation
- Available August
- Over 2100sqft Of Accommodation
- Generous Front & Rear Garden
- Family Bathroom, Two En Suites and Cloakroom
- 32' Kitchen/Dining/Family Space
- Home Office & Lounge
- Unfurnished

GROUND FLOOR  
1106 sq.ft. (102.8 sq.m.) approx.

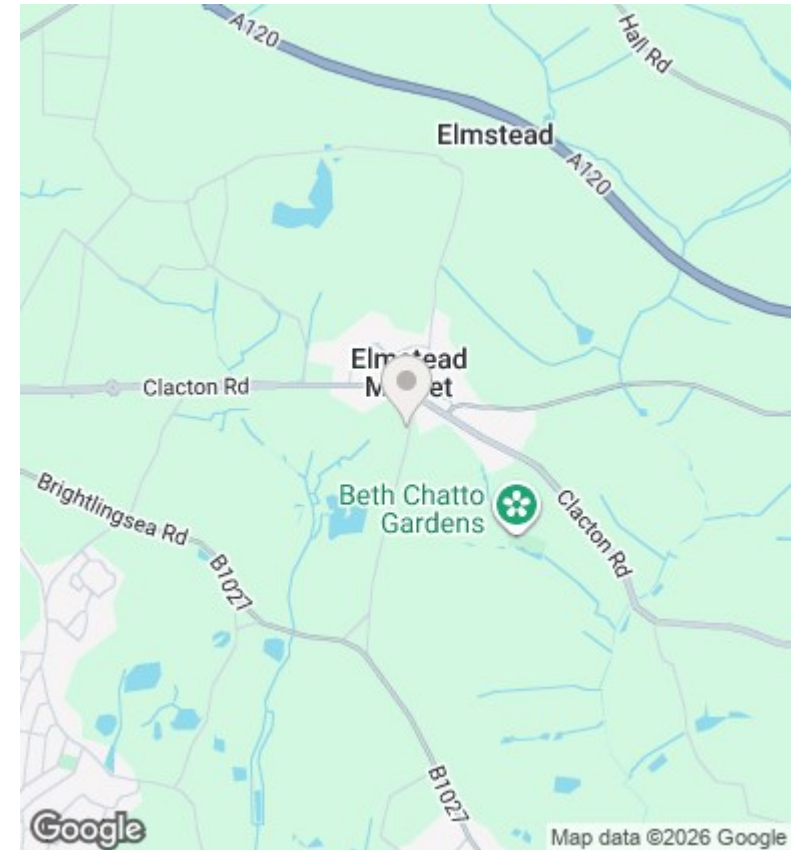


FIRST FLOOR  
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA : 2107 sq.ft. (195.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01206 572555 to make an appointment.

## Council Tax Band

G

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	
(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	