

DURDEN & HUNT

INTERNATIONAL



The Moat, Toot Hill CM5

Price Guide £725,000

- GUIDE PRICE £725,000 - £750,000
- Village Location
- Downstairs WC & Utility Room
- Three Additional Bedrooms
- Garage & Off Road Parking
- Open Plan Living
- Additional Reception Room
- Beautifully Presented Throughout
- Stylish Kitchen
- Primary Bedroom With En Suite

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

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



Total area: approx. 148.1 sq. metres (1594.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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The Moat

Viewings

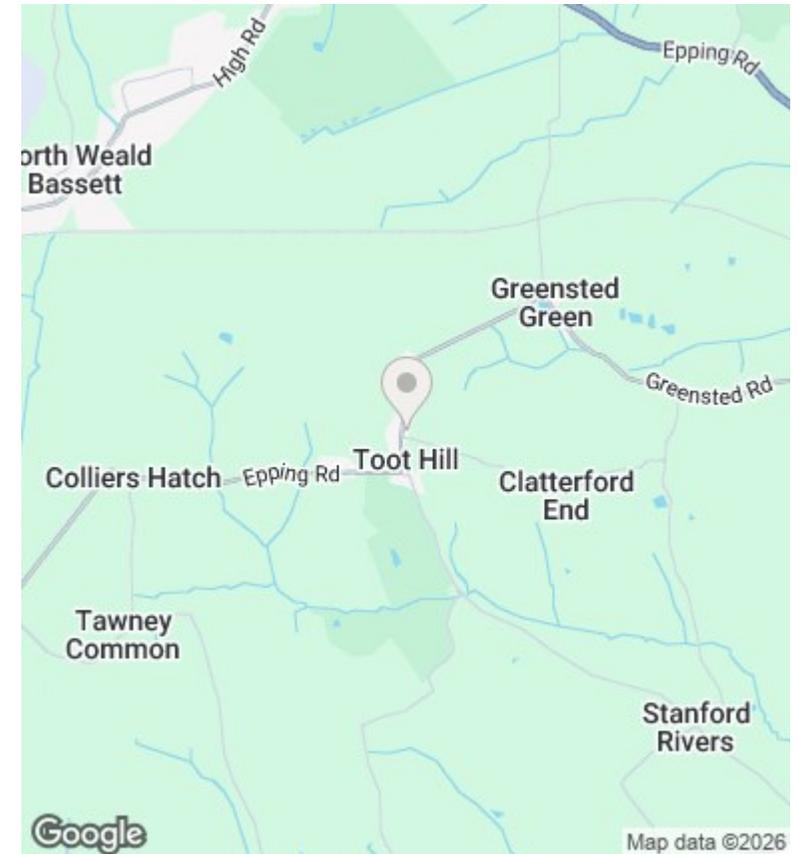
Viewings by arrangement only.
Call 01277402068 to make an appointment.

Council Tax Band

D

EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	