

DURDEN & HUNT

INTERNATIONAL



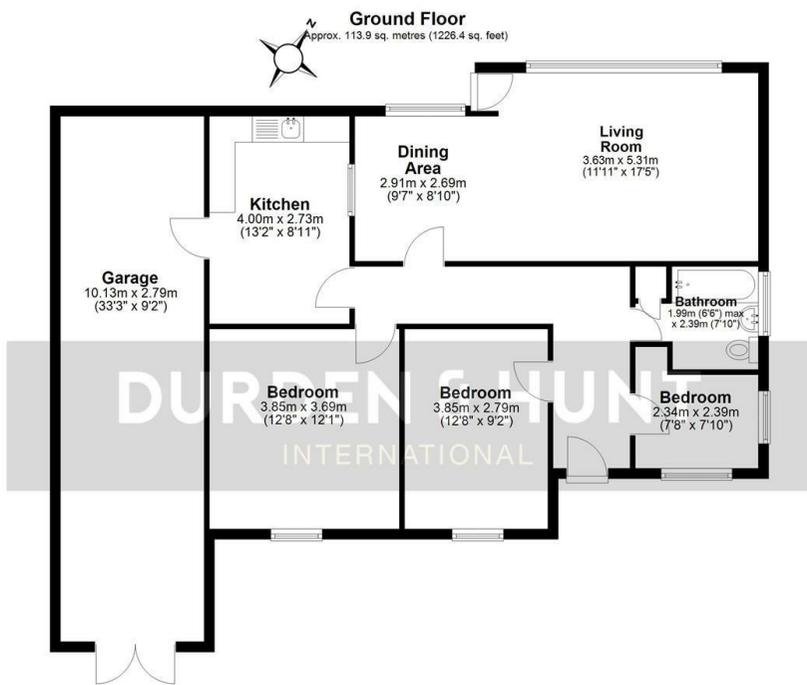
London Road, Stanford Rivers CM5

Offers Over £750,000

- Chain Free
- Substantial Front & Rear Gardens
- Open Plan Living & Dining Room
- Approx 0.25 Acre Plot
- Rolling Countryside Views
- Garage & Sweeping Driveway
- Three Bedrooms
- Approved Planning Permissions
- Modern Kitchen
- Contemporary Family Bathroom

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

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



Total area: approx. 113.9 sq. metres (1226.4 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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Plan produced using PlanUp.□

London Road



Viewings

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

Council Tax Band

F

EPC Rating:

G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F		
(1-20)	G	16	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	