

DURDEN & HUNT

INTERNATIONAL

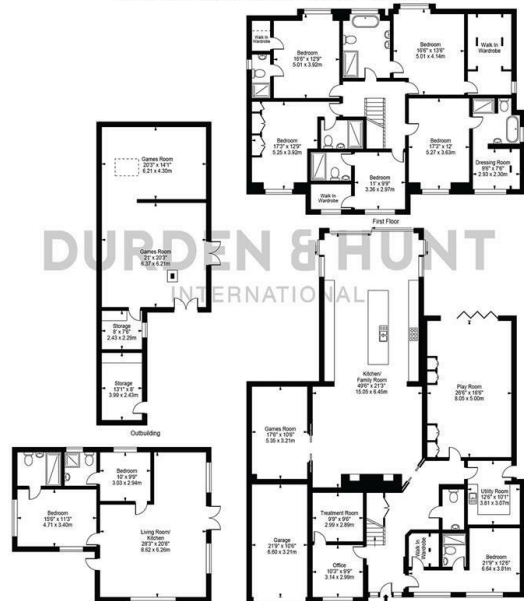


Bournebridge Lane, Stapleford Abbots RM4

£2,600,000

- Self Contained Annexe
- Over 6,900 SQ FT Of Living Space
- Utility Room, Downstairs WC And Home Office
- Large Garden With Versatile Outbuilding
- Multiple Reception Rooms
- Eight Bedrooms, All With En Suites
- Ample Off Road Parking And Garage
- Opportunity For Downstairs Living
- Open Plan Kitchen And Family Room

The Gables,
Bournebridge Lane
Approx. Total Internal Area 6442 Sq Ft - 598.50 Sq M
(including Garage, Annex & Outbuilding)
Approx. Gross Internal Area Of Garage 228 Sq Ft - 21.19 Sq M
Approx. Gross Internal Area Of Annex 879 Sq Ft - 81.62 Sq M
Approx. Gross Internal Area Of Outbuilding 919 Sq Ft - 85.42 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

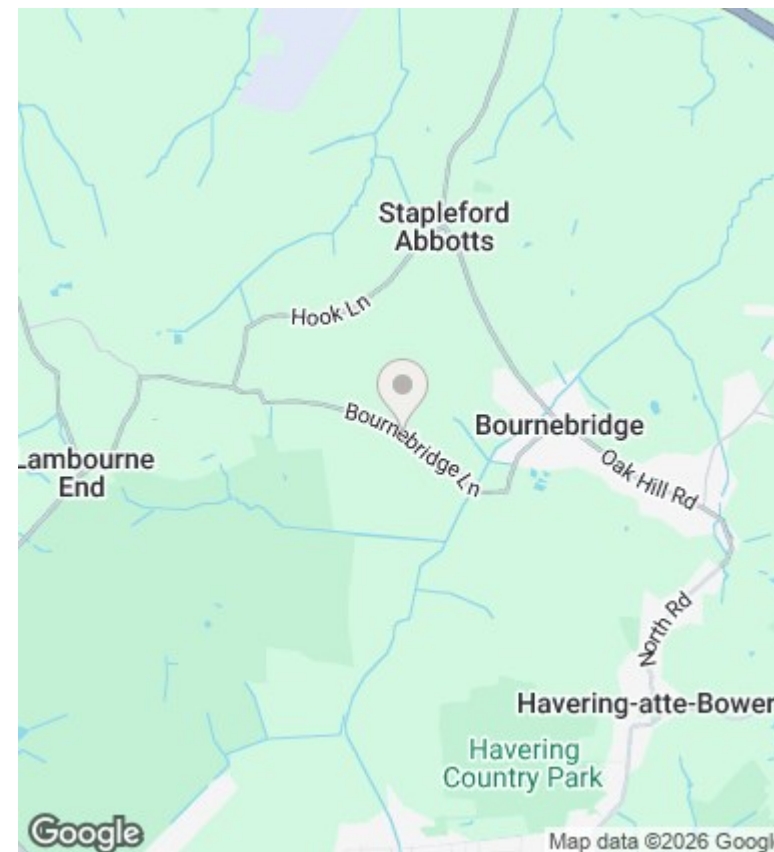
Viewings by arrangement only.
Call 01277402068 to make an appointment.

Council Tax Band

G

EPC Rating:

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	