

DURDEN & HUNT

INTERNATIONAL



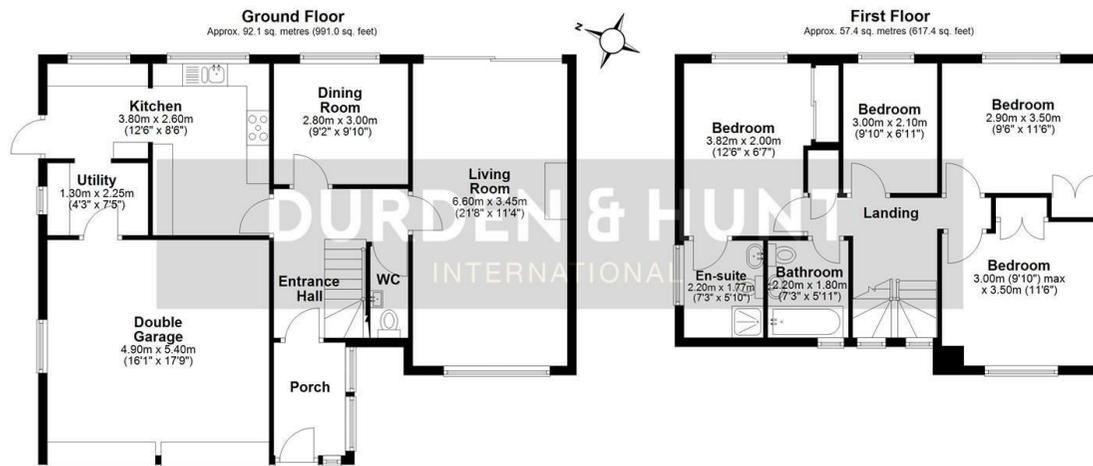
Butts Paddock, Rochford SS4

Offers In The Region Of £600,000

- Picturesque Village Location
- Double Garage & Driveway
- Utility Room & Downstairs WC
- Well Presented Throughout
- Approved Planning Permission (REF 24/00799/FUL)
- Two Reception Rooms
- Four Bedrooms, One With En Suite
- Spacious Garden
- Modern Kitchen
- Contemporary Family Bathroom

123-125 Broadway West, Leigh-On-Sea, SS9 2BU
01702 411 461

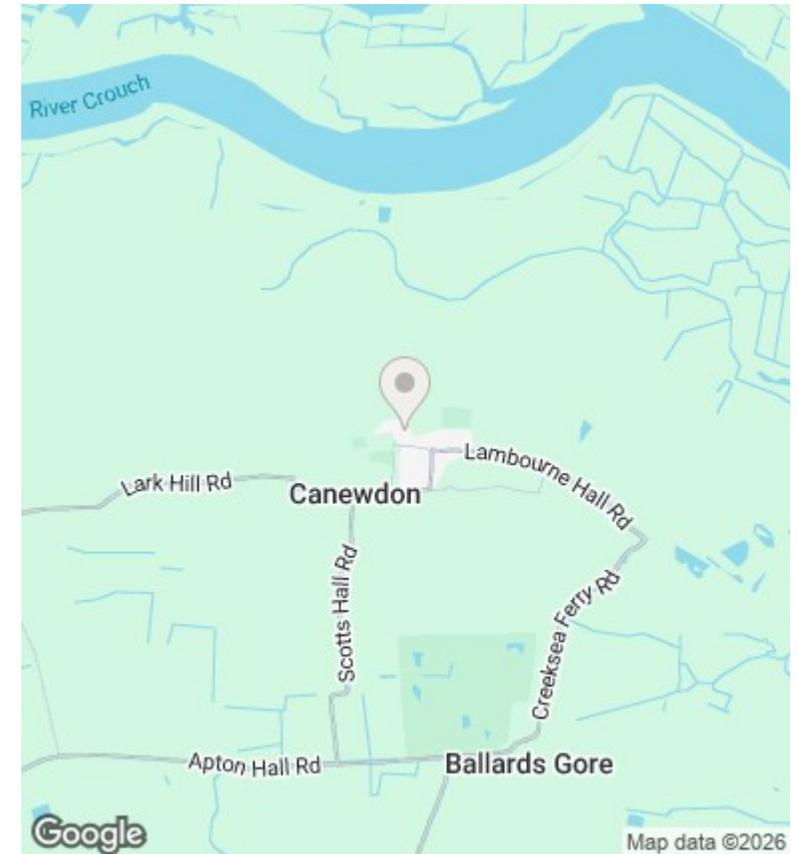
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Total area: approx. 149.4 sq. metres (1608.5 sq. feet)

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/closetboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Butts Paddock



Viewings

Viewings by arrangement only. Call 01702 411 461 to make an appointment.

Council Tax Band

E

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	