

DURDEN & HUNT

INTERNATIONAL



First Avenue, Brentwood CM15

Price Guide £875,000

- Guide Price £875,000 - £900,000
- Expansive Rear Garden
- Downstairs Bathroom & Utility Room
- Detached Home
- Picturesque Village Location
- Two Reception Rooms
- Five Well Proportioned Bedrooms
- Ample Off Road Parking On Carriage Driveway
- Modern Kitchen
- Contemporary Family Shower Room

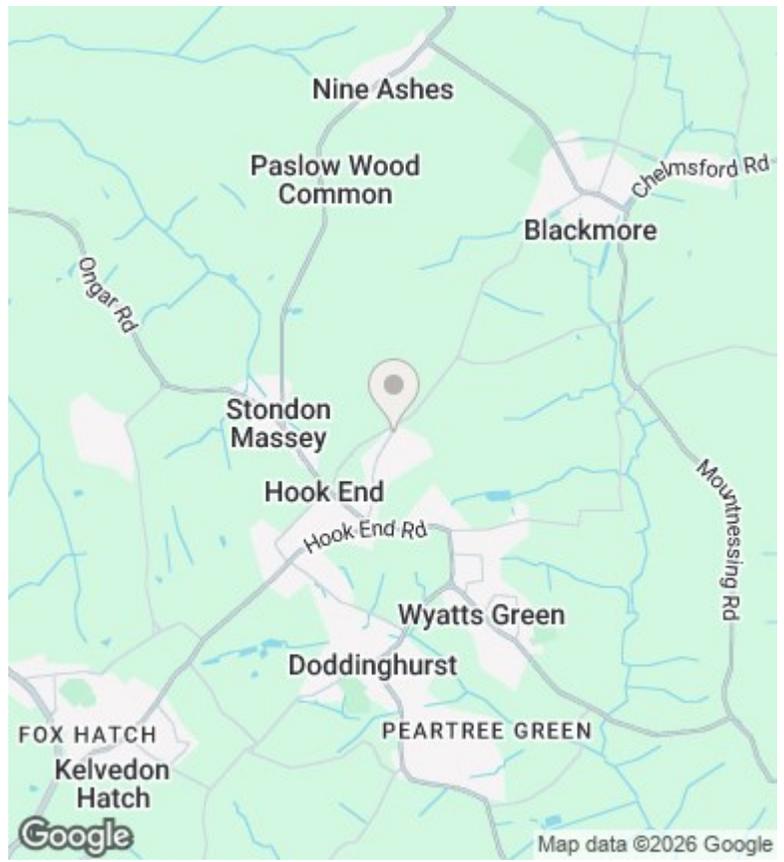
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<https://www.durdenandhunt.co.uk/>

First Avenue, Hook End
 Approx. Total Internal Area 2204 Sq Ft - 204.74 Sq M
 (Including Shed/ Workshop, Eaves Storage & Restricted Height Area & Excluding Void)
 Approx. Gross Internal Area 2161 Sq Ft - 200.76 Sq M
 (Including Shed/ Workshop & Excluding Eaves Storage, Restricted Height Area & Void)
 Approx. Gross Internal Area Of Shed/ Workshop 203 Sq Ft - 18.85 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:

D

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | 57 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |