

DURDEN & HUNT

INTERNATIONAL



Elderberry Close, Romford RM3

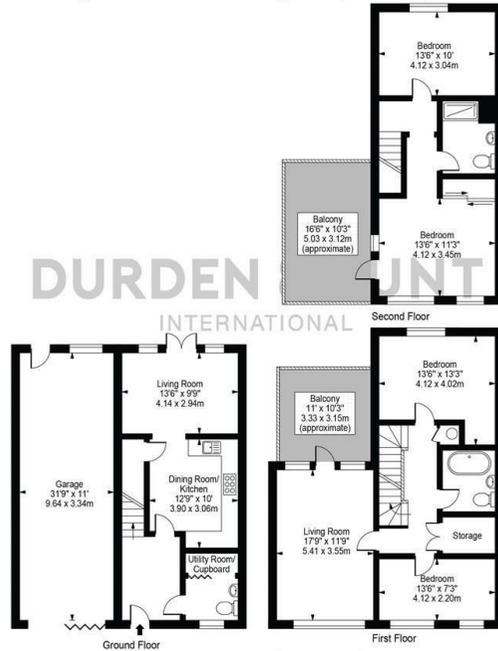
Offers Over £825,000

- Modern Kitchen And Dining Area
- Additional Living Room
- Family Bathroom
- Excellent Transport Links
- Good Sized Living Room
- Master Bedroom With En Suite And Fitted Wardrobes
- Garage And Off Road Parking
- Downstairs WC And Utility Space
- Three Well Proportioned Bedrooms
- Garden With Patio Area

159 High Street, Hornchurch, Essex, RM11 3YD
01708 202 777

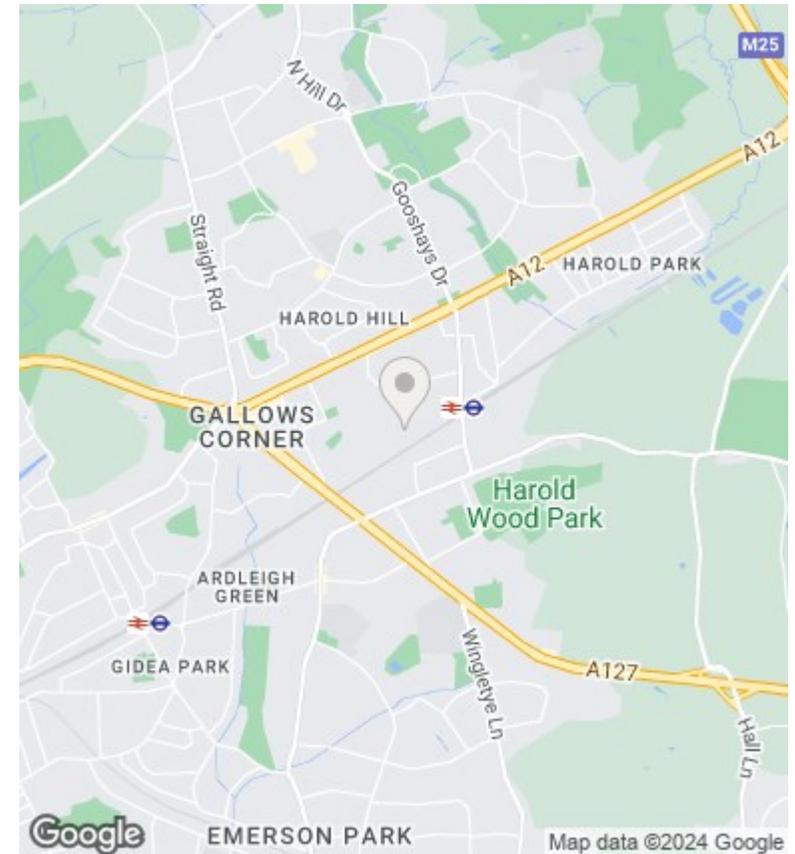
hornchurch@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk>

Elderberry Close
 Approx. Total Internal Area 1954 Sq Ft - 181.50 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 347 Sq Ft - 32.20 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 01708 202 777 to make an appointment.

Council Tax Band

E

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		91
(81-91)	B	82	
(69-80)	C		
(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	