

# DURDEN & HUNT

INTERNATIONAL



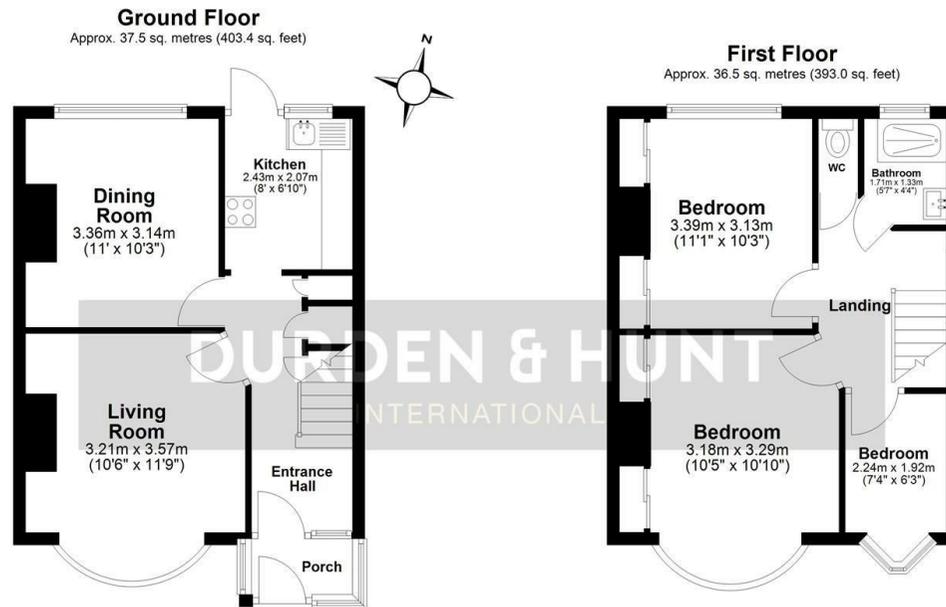
## Harwood Avenue, Hornchurch RM11

Guide Price £475,000

- Guide Price £475,000 - £500,000
- Good Sized Garden
- Three Bedrooms
- Chain Free
- Two Reception Rooms
- Contemporary Bathroom & Separate WC
- Off Road Parking
- Separate Kitchen

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

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

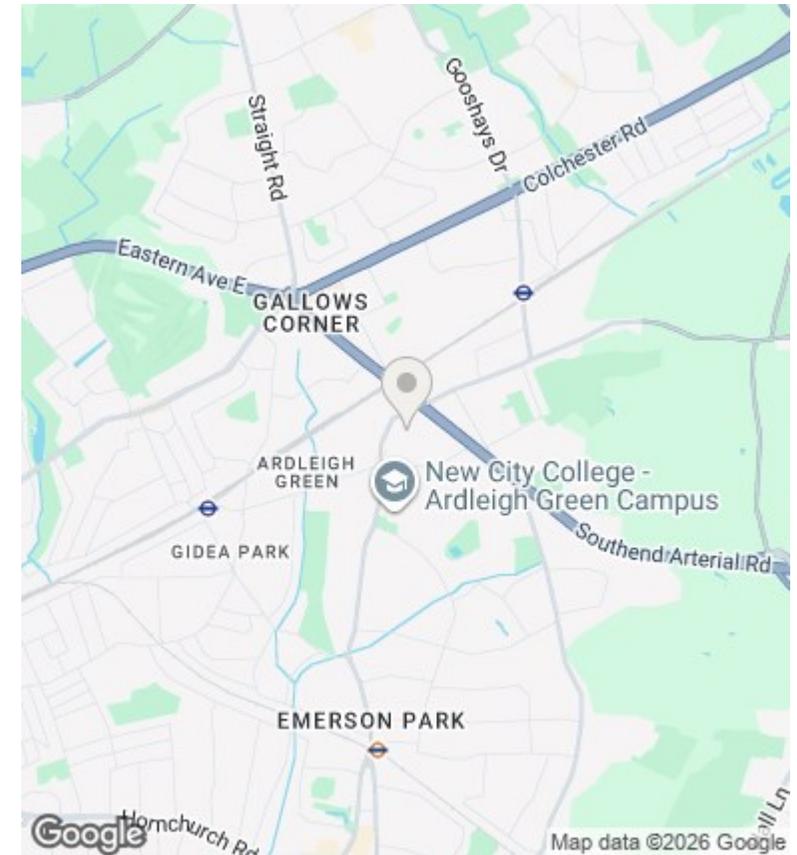


Total area: approx. 74.0 sq. metres (796.5 sq. feet)

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/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...

Harwood Avenue



## Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## Council Tax Band

D

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	