

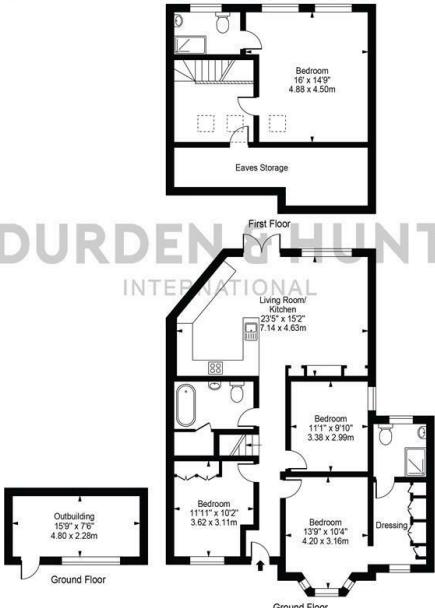


## Victor Gardens, Hornchurch RM12

Offers In Excess Of £700,000

- Excellent Location
- Off Road Parking
- Three Additional Bedrooms
- Good Transport Links
- Downstairs Living
- Downstairs Family Bathroom
- Generous Garden With Outbuilding
- Two Bedrooms With En Suites

**Victor Gardens**  
 Approx. Total Internal Area 1674 Sq Ft - 155.52 Sq M  
 (Including Eaves Storage, Restricted Height Area & Outbuilding)  
 Approx. Gross Internal Area 1400 Sq Ft - 130.03 Sq M  
 (Excluding Eaves Storage, Restricted Height Area & Outbuilding)  
 Approx. Gross Internal Area Of Outbuilding 117 Sq Ft - 10.94 Sq M

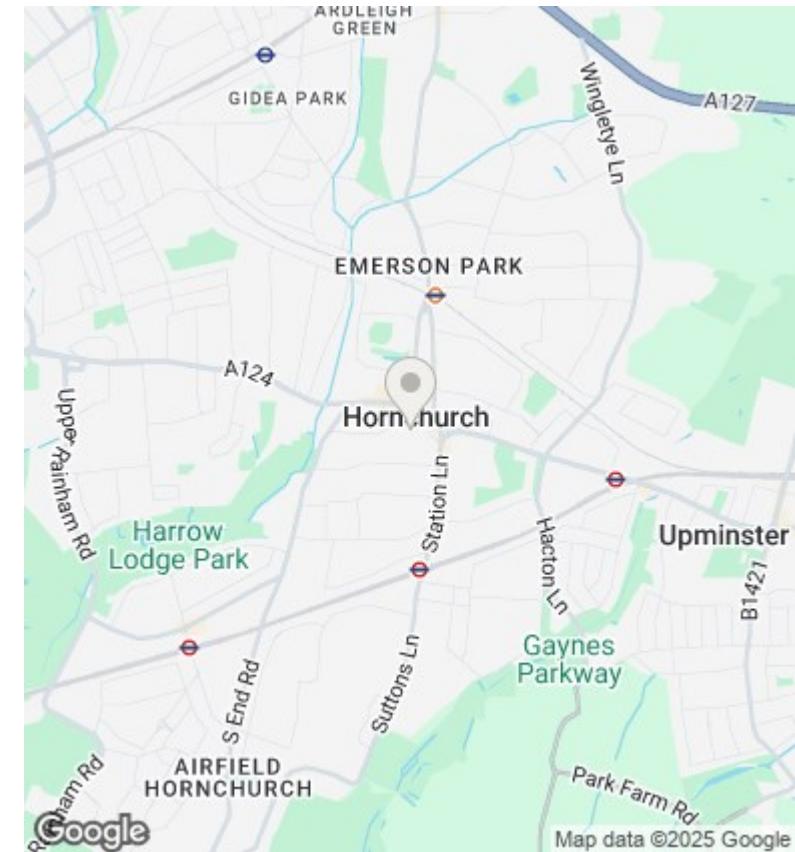


For Illustration Purposes Only - Not To Scale

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.

**DURDEN & HUNT**

INTERNATIONAL



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 71      | 80        |
| (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                     |         |           |

## Viewings

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

## Council Tax Band

E

## EPC Rating:

C