

# DURDEN & HUNT

INTERNATIONAL



Nelwyn Avenue, Hornchurch RM11

£850,000

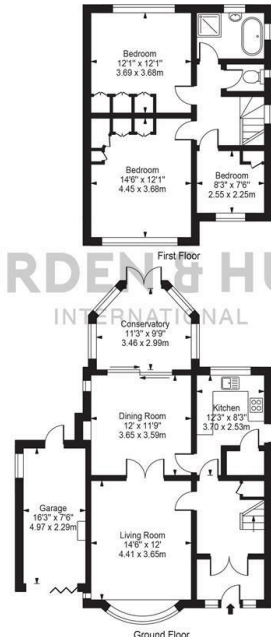
- Chain Free
- Opportunity To Develop (STP)
- Good Sized Kitchen
- Off Road Parking And Garage
- Large Living And Dining Room
- Three Bedrooms
- Generous Garden
- Tasteful Conservatory
- Good Transport Links

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

[hornchurch@durdenandhunt.co.uk](mailto:hornchurch@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk>



Nelwyn Avenue  
 Approx. Total Internal Area 1375 Sq Ft - 127.77 Sq M  
 (Including Garage)  
 Approx. Gross Internal Area Of Garage 122 Sq Ft - 11.38 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

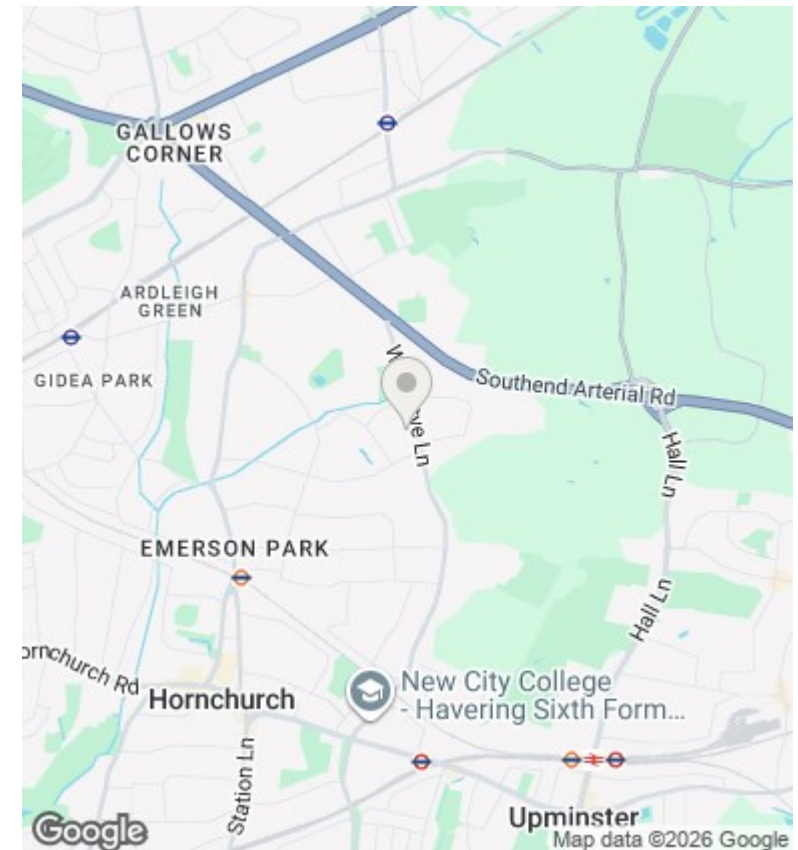
Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## Council Tax Band

F

## EPC Rating:

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</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	