

# DURDEN & HUNT

INTERNATIONAL



Stapleford Road, Romford RM4

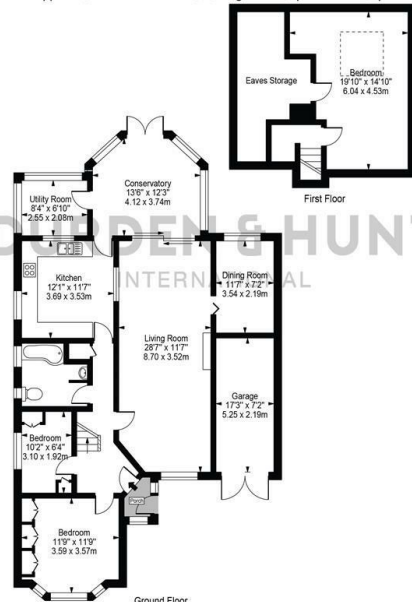
Offers In Excess Of £575,000

- Chain Free
- Driveway For Off Road Parking
- Great Location
- Eaves Storage
- Over 1,720 SQFT
- Potential For Multi Generational Living
- Glass Conservatory
- Garage
- Utility Room
- Large Kitchen

142 High Street, Ongar, Essex, CM5 9JH  
01277402068

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

Laurel Dene,  
Stapleford Road  
Approx. Total Internal Area 1729 Sq Ft - 160.60 Sq M  
(Including Eaves Storage & Garage)  
Approx. Gross Internal Area 1464 Sq Ft - 135.98 Sq M  
(Excluding Eaves Storage & Garage)  
Approx. Gross Internal Area Of Garage 124 Sq Ft - 11.50 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

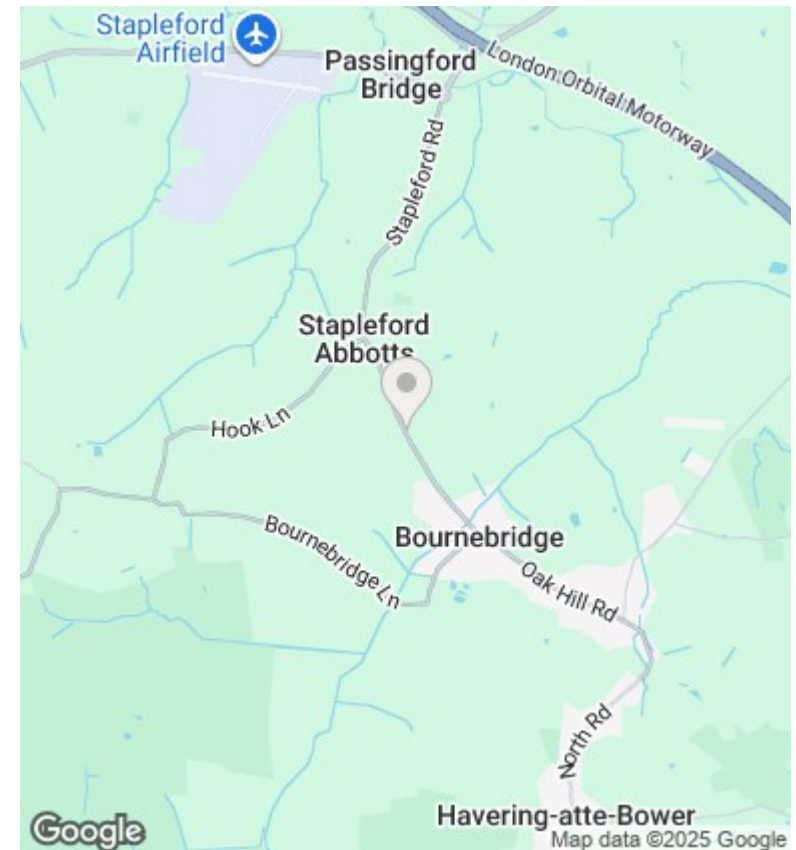
Viewings by arrangement only.  
Call 01277402068 to make an appointment.

## Council Tax Band

F

## EPC Rating:

D



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>		79
(55-68) <b>D</b>	63	
(39-54) <b>E</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	