

# DURDEN & HUNT

INTERNATIONAL



Mellows Road, Hornchurch RM11

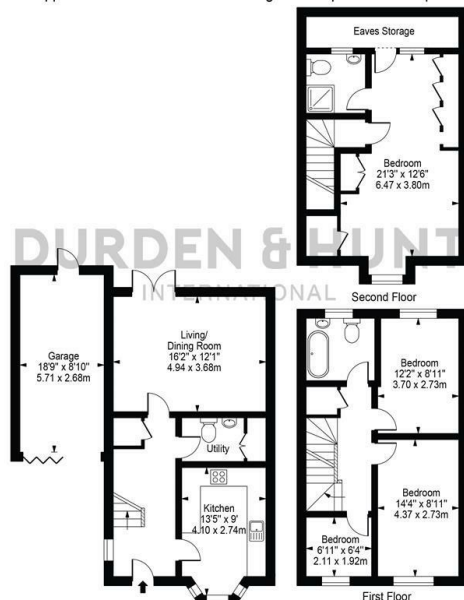
£2,500 PCM

- Available Immediately
- Master Bedroom With En Suite And Fitted Wardrobes
- Garden With Patio Area
- Unfurnished
- Modern Kitchen With Separate Utility Space
- Three Additional Bedrooms
- Driveway
- Open Plan Living And Dining Area
- Family Bathroom
- Excellent Transport Links

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

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

Mellowes Road  
 Approx. Total Internal Area 1511 Sq Ft - 140.39 Sq M  
 (Including Eaves Storage & Garage)  
 Approx. Gross Internal Area 1294 Sq Ft - 120.19 Sq M  
 (Excluding Eaves Storage & Garage)  
 Approx. Gross Internal Area Of Garage 165 Sq Ft - 15.30 Sq M



Ground Floor  
 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

## EPC Rating:



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>		
(55-68) <b>D</b>		
(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	