

# DURDEN & HUNT

INTERNATIONAL



## Abbs Cross Lane, Hornchurch RM12

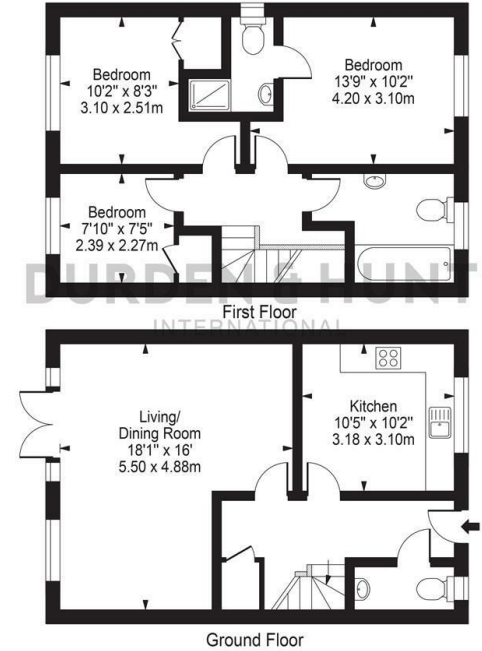
Offers Over £450,000

- Spacious Open Plan Living And Dining Room
- Kitchen
- Downstairs WC
- Master Bedroom With En Suite
- Two Additional Bedrooms
- Family Bathroom
- Garden And Patio Area
- Driveway
- Excellent Transport Links

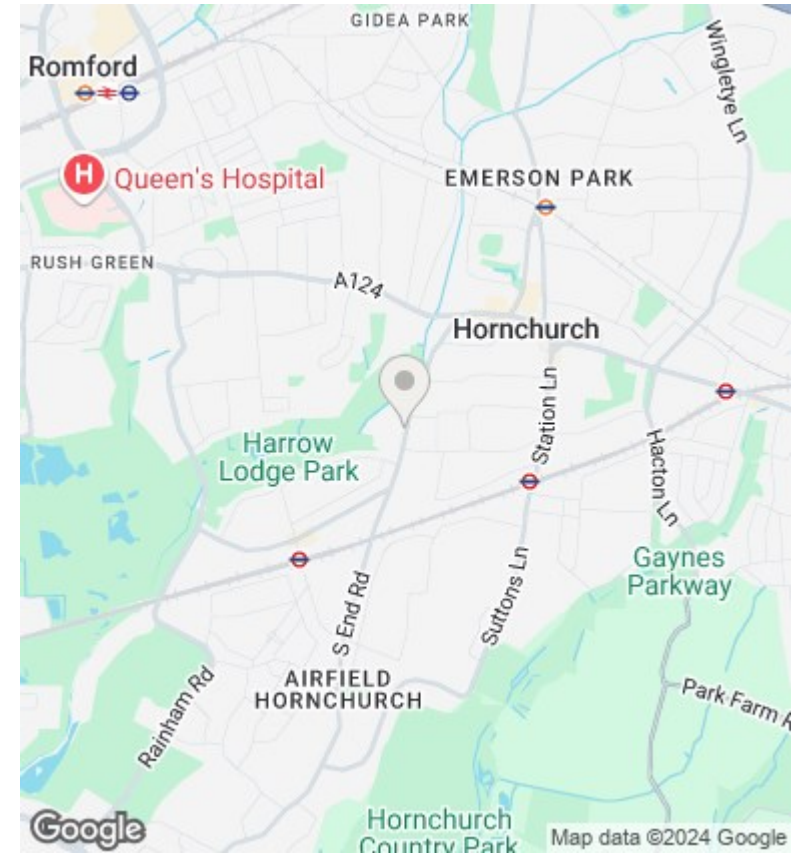
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**Abbs Cross Lane**  
 Approx. Gross Internal Area 1001 Sq Ft - 92.96 Sq M



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

### EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>75</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	