

DURDEN & HUNT

INTERNATIONAL



Ernest Road, Hornchurch RM11

Offers Over £2,000,000

- Large Plot
- Spacious Garden With Swimming Pool, Sauna And Changing Room
- First Floor Bedroom With En Suite And Walk In Wardrobe
- Excellent Transport Links
- Planning Permission
- Gated Driveway With Garage
- Solar Panels
- Opportunity For Downstairs Living
- Second Floor Bedroom With En Suite
- Multiple Reception Rooms And Conservatory

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

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

Ernest Road
 Approx. Total Internal Area 3981 Sq Ft - 369.85 Sq M
 (Including Garage, Changing Room, Pump Room, Sauna & Storage)
 Approx. Gross Internal Area Of Garage 345 Sq Ft - 32.03 Sq M
 Approx. Gross Internal Area Of Changing Room & Pump Room 131 Sq Ft - 12.15 Sq M
 Approx. Gross Internal Area Of Sauna 94 Sq Ft - 8.69 Sq M
 Approx. Gross Internal Area Of Storage 49 Sq Ft - 4.52 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

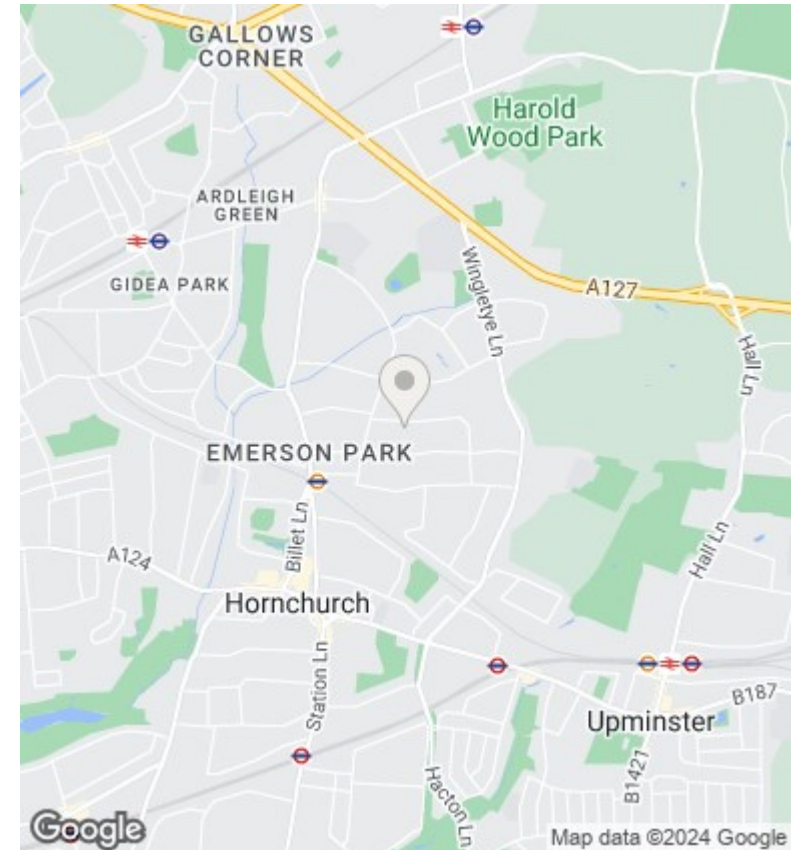
Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

H

EPC Rating:

C



Energy Efficiency Rating

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