

# DURDEN & HUNT

INTERNATIONAL

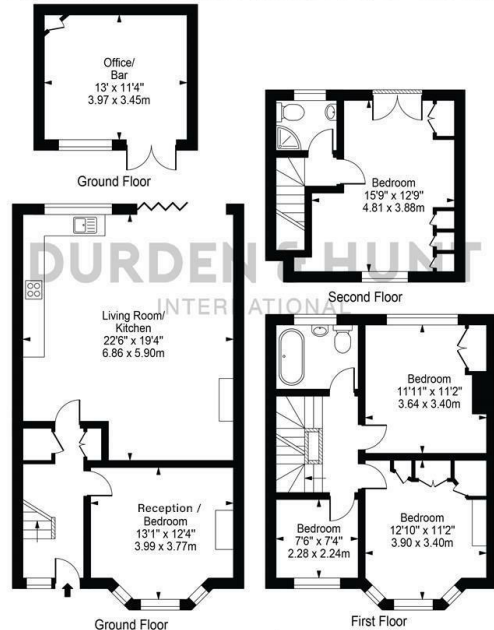


## Boscombe Avenue, Hornchurch RM11

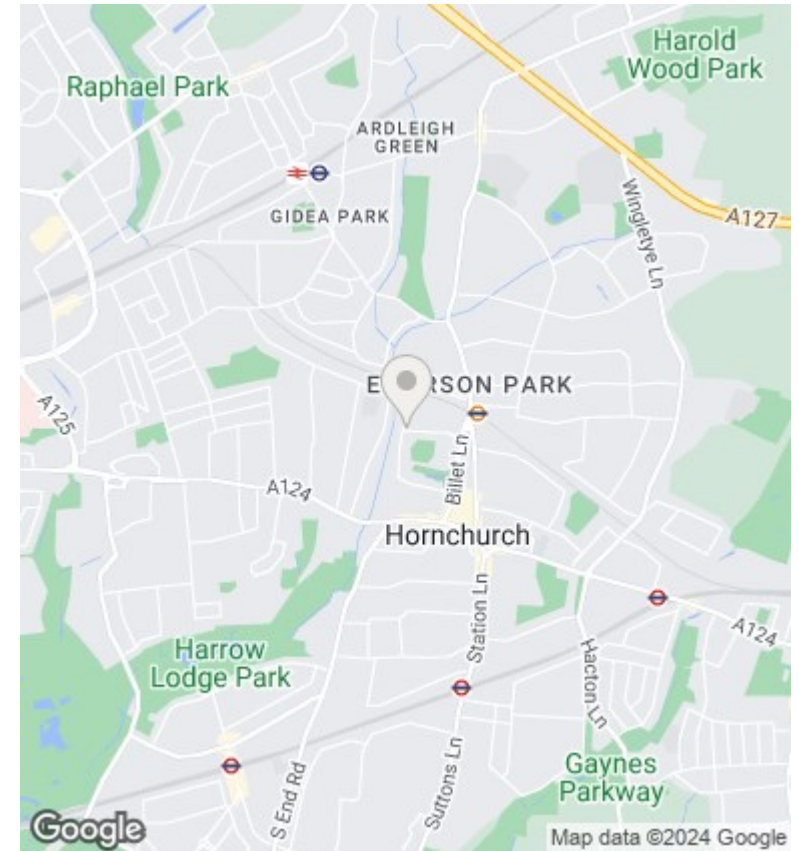
Offers Over £600,000

- Good Transport Links
- Second Reception Room
- Garden With Outbuilding
- Master Bedroom With En Suite And Fitted Wardrobes
- Open Plan Kitchen, Living And Dining Room
- Contemporary Family Bathroom

**Boscombe Avenue**  
 Approx. Total Internal Area 1528 Sq Ft - 141.98 Sq M  
 (Including Outbuilding)  
 Approx. Gross Internal Area Of Outbuilding 147 Sq Ft - 13.69 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

D

### EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</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	