

# DURDEN & HUNT

INTERNATIONAL



## Ingreway, Harold Park RM3

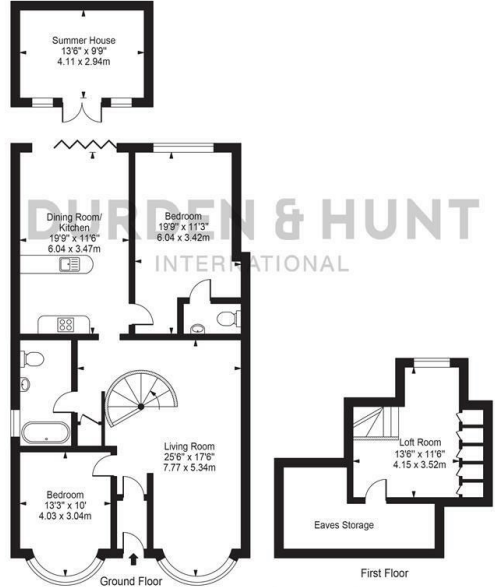
Offers In Excess Of £525,000

- Large Living Area
- Modern Family Bathroom
- Private Driveway
- Modern Open Plan Living And Dining Area
- Loft Room With Storage
- Excellent Transport Links
- Two Double Bedrooms One With WC
- Mature Large Garden

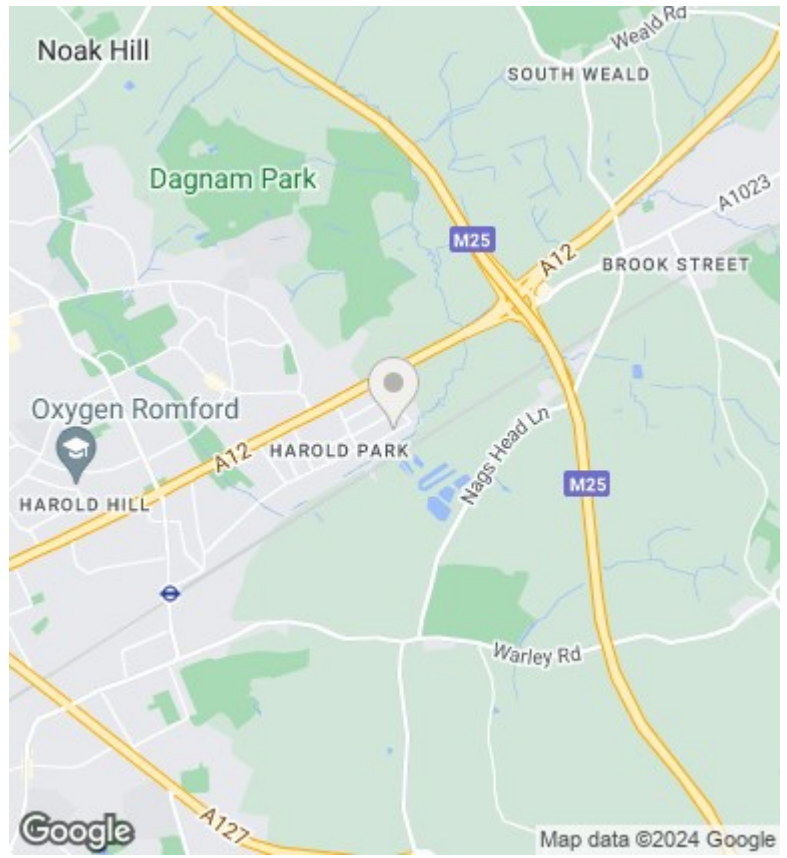
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<https://www.durdenandhunt.co.uk>

**Ingreway**  
 Approx. Total Internal Area 1459 Sq Ft - 135.57 Sq M  
 (Including Eaves Storage & Summer House)  
 Approx. Gross Internal Area 1213 Sq Ft - 112.69 Sq M  
 (Excluding Eaves Storage & Summer House)  
 Approx. Gross Internal Area Of Eaves Storage 116 Sq Ft - 10.80 Sq M  
 Approx. Gross Internal Area Of Summer House 130 Sq Ft - 12.08 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:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	