

# DURDEN & HUNT

INTERNATIONAL



## Martlesham Close, Hornchurch RM12

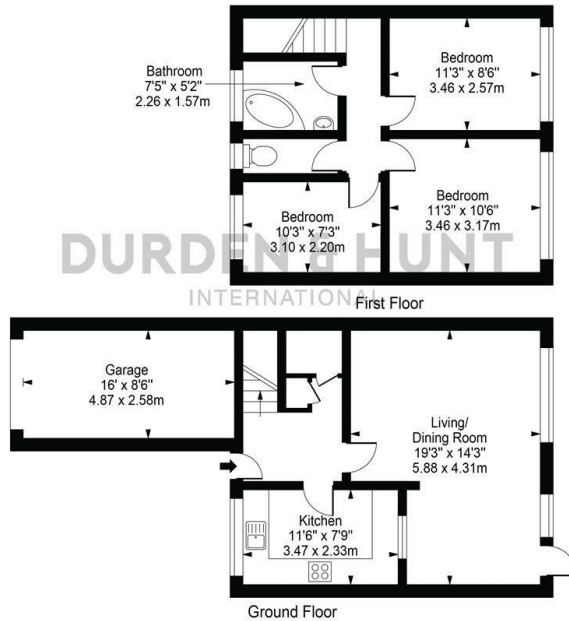
Offers In Excess Of £425,000

- Excellent Transport Links
- Rear Garden
- Modern Kitchen
- EPC Rating C
- Ample Local Amenities
- Good Condition Throughout
- Large Living And Dining Room
- Off Road Parking And Garage
- Three Bedrooms
- Family Bathroom And Separate WC

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

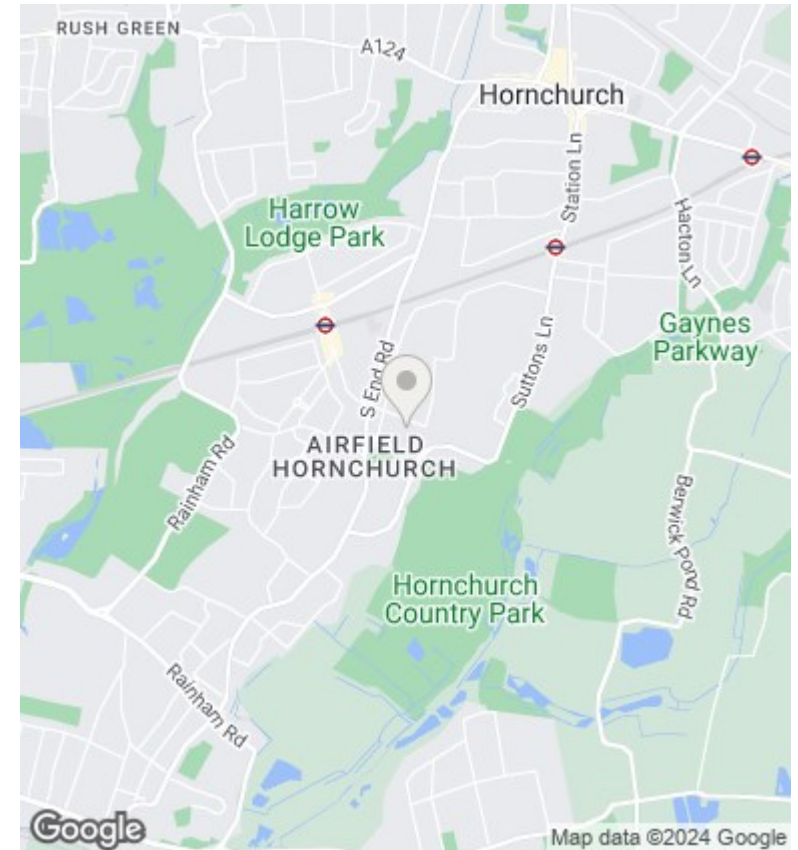
hornchurch@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk>

**Martlesham Close**  
 Approx. Total Internal Area 1012 Sq Ft - 93.98 Sq M  
 (Including Garage)  
 Approx. Gross Internal Area Of Garage 135 Sq Ft - 12.56 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		<b>88</b>
(81-91)	<b>B</b>	<b>73</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	