

# DURDEN & HUNT

INTERNATIONAL



## Surrey Drive, Hornchurch RM11

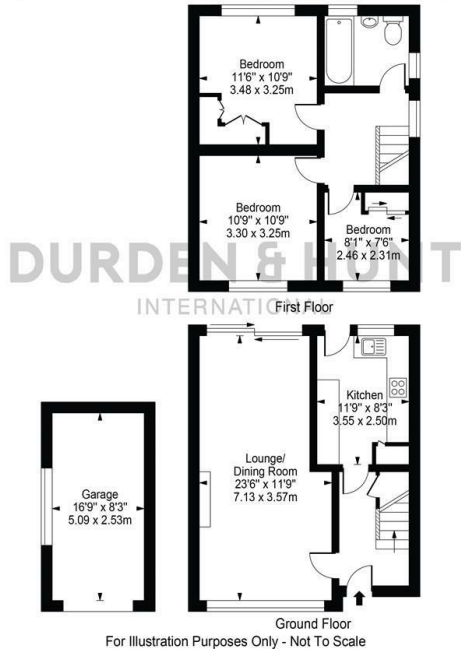
Offers In Excess Of £450,000

- Three Bedrooms
- Separate Kitchen
- Driveway & Garage
- Well Located For Nelmes Primary School, The Campion School & Emerson Park Academy
- Large Through Lounge With Space For Dining
- Train Stations With Reach Include Harold Wood, Emerson Park & Upminster Bridge

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

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

Surrey Drive  
 Approx. Total Internal Area 1013 Sq Ft - 94.12 Sq M  
 (Including Garage)  
 Approx. Gross Internal Area Of Garage 139 Sq Ft - 12.88 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

E

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(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	