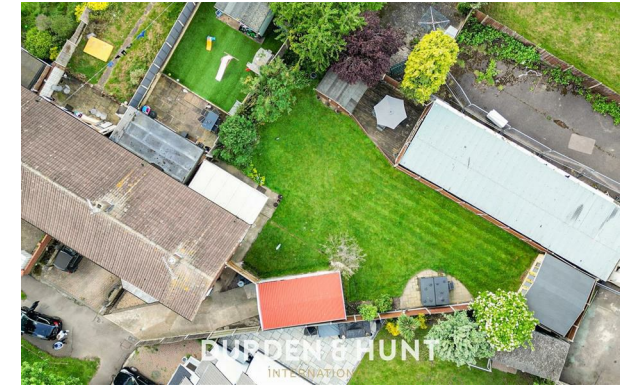


# DURDEN & HUNT

INTERNATIONAL



## Mungo Park Road, Rainham RM13

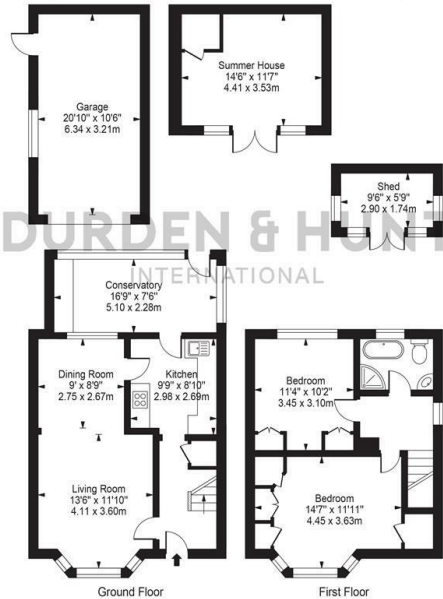
Offers Over £450,000

- Large Plot
- Summer House
- Conservatory Room With Utility
- Semi Detached
- Large Through Lounge
- Well Located For Elm Park Station
- Garage
- Separate Kitchen
- Well Located For Hornchurch Country Park

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

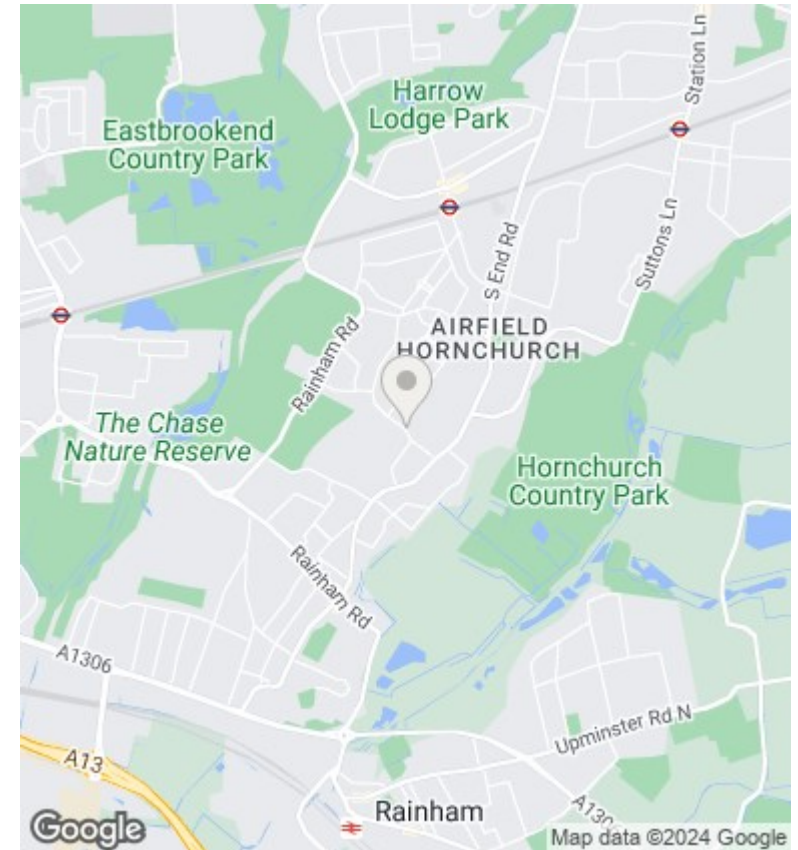
hornchurch@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk>

Mungo Park Road  
 Approx. Total Internal Area 1401 Sq Ft - 130.15 Sq M  
 (Including Garage, Summer House & Shed)  
 Approx. Gross Internal Area Of Garage 219 Sq Ft - 20.35 Sq M  
 Approx. Gross Internal Area Of Summer House 168 Sq Ft - 15.57 Sq M  
 Approx. Gross Internal Area Of Shed 54 Sq Ft - 5.04 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

C

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		80
(69-80)	C	66	
(55-68)	D		
(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	