

# DURDEN & HUNT

INTERNATIONAL



## Maybank Avenue, Hornchurch RM12

Offers In Excess Of £475,000

- Great Condition Throughout
- Garden With Outbuilding
- Three Bedrooms
- Ofsted 'Outstanding' Schools In Surrounding Areas
- Excellent Transport Links
- Modern Kitchen
- Family Bathroom
- Off Road Parking
- Large Through Living And Dining Room
- Downstairs WC

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

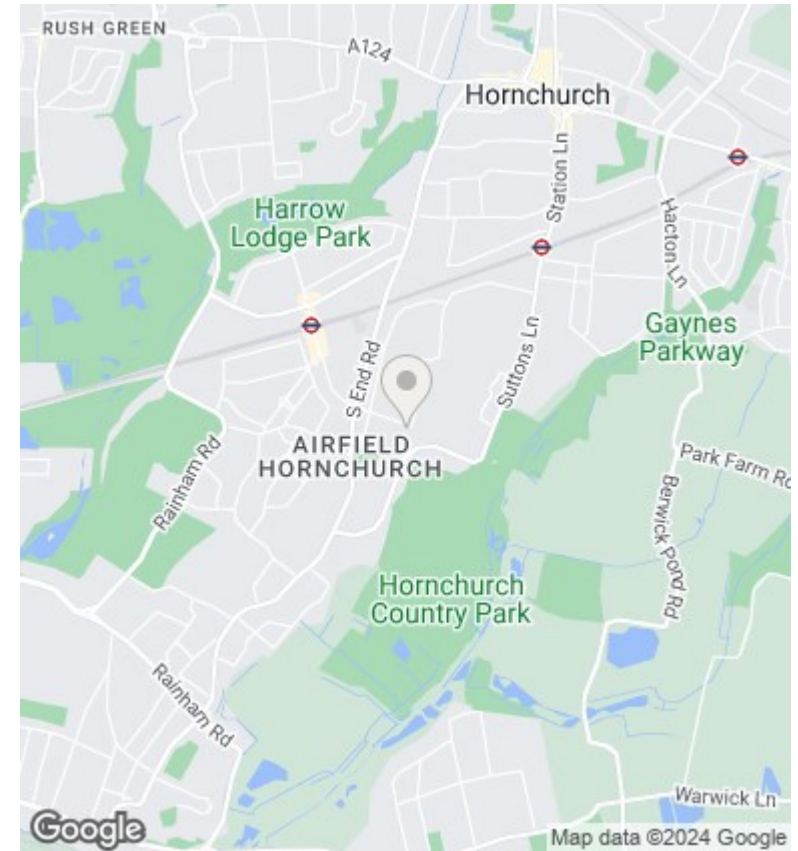
hornchurch@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk>

**Maybank Avenue**  
 Approx. Total Internal Area 1232 Sq Ft - 114.47 Sq M  
 (Including Summer House)  
 Approx. Gross Internal Area Of Summer House 253 Sq Ft - 23.49 Sq M



Ground Floor  
 First Floor  
 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:

E

| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92 plus) <b>A</b>                                 |  |                            |           |
| (81-91) <b>B</b>                                   |  |                            | <b>82</b> |
| (69-80) <b>C</b>                                   |  |                            |           |
| (55-68) <b>D</b>                                   |  | <b>53</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<br>2002/91/EC |           |