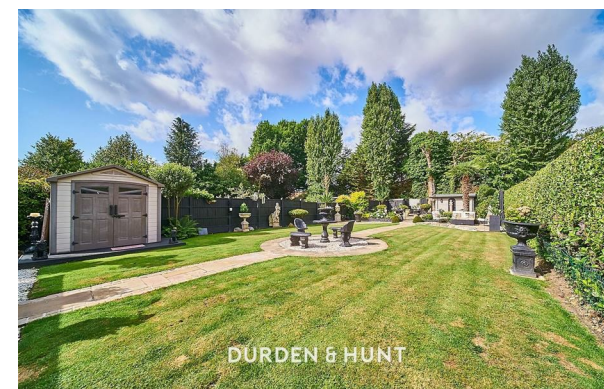
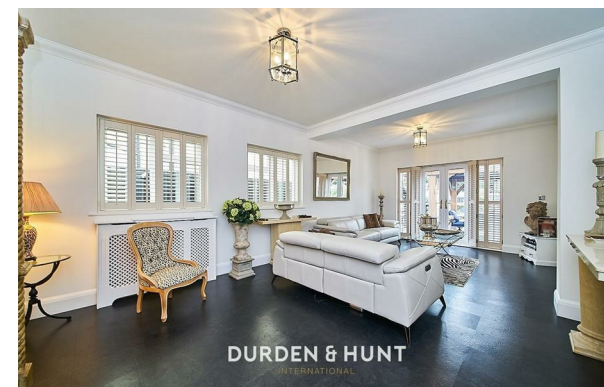


# DURDEN & HUNT

INTERNATIONAL



## Ardleigh Green Road, Hornchurch RM11

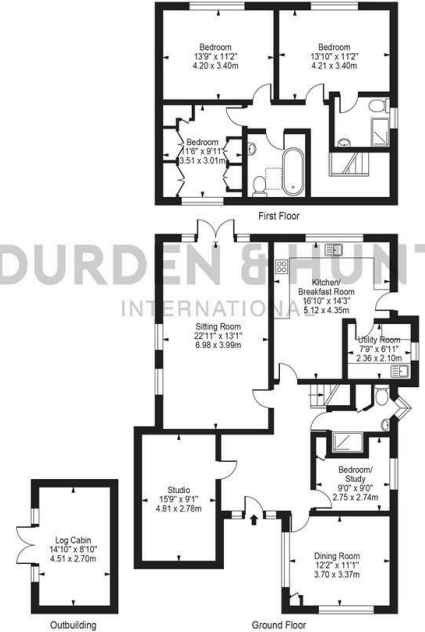
Offers Over £950,000

- Opportunity For Downstairs Living With Ground Floor Shower Room
- Multiple Reception Rooms
- Private Drive With Ample Parking
- Kitchen Diner With Separate Utility Room
- Patio With Pergola And Well Maintained Garden
- Excellent Transport Links
- Master Bedroom With En Suite
- Outbuilding Currently Used As Gym

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

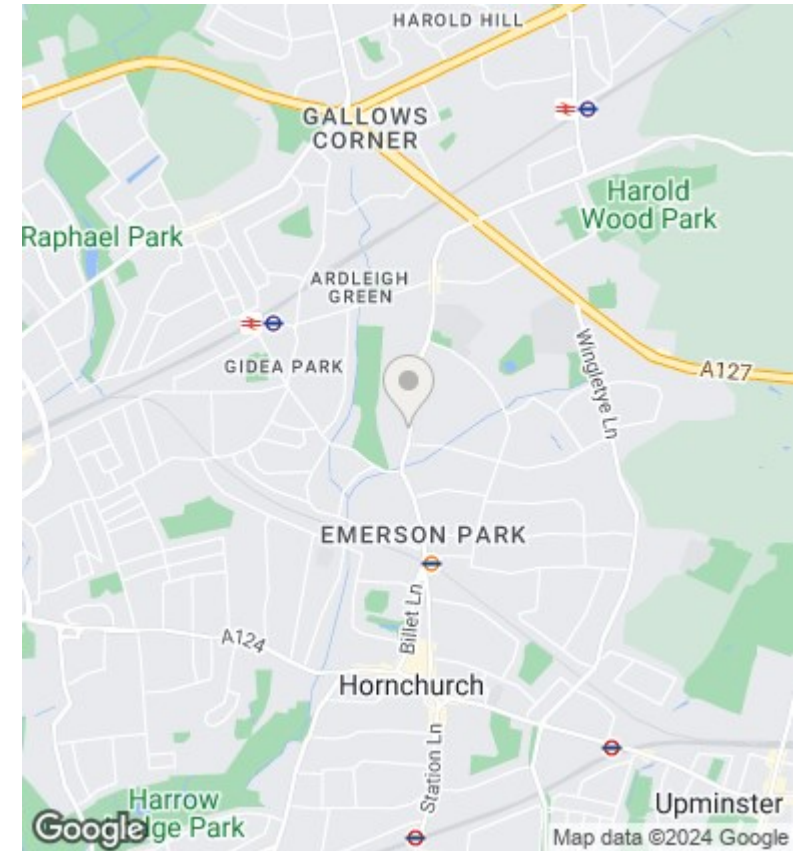
[hornchurch@durdenandhunt.co.uk](mailto:hornchurch@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk>

Ardleigh Green Road  
 Approx. Total Internal Area 1982 Sq Ft - 184.12 Sq M  
 (Including Outbuilding)  
 Approx. Gross Internal Area Of Outbuilding 131 Sq Ft - 12.18 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

F

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	