

# DURDEN & HUNT

INTERNATIONAL



## Pump Room, Great Warley CM13

Offers In Excess Of £1,250,000

- Brand New Build
- Gated Development
- Utility Room
- Completion Expected Q4 2024
- Master Bedroom Suite
- Large Open Plan Kitchen Diner
- Downstairs WC
- Four Bedrooms
- Study
- Four Bathrooms

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

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

**Water Works**  
 Approx. Total Internal Area 2648 Sq Ft - 246.02 Sq M  
 (Including Eaves Storage & Restricted Height Area & Excluding Void)  
 Approx. Gross Internal Area 2490 Sq Ft - 231.29 Sq M  
 (Excluding Eaves Storage, Restricted Height Area & Void)



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

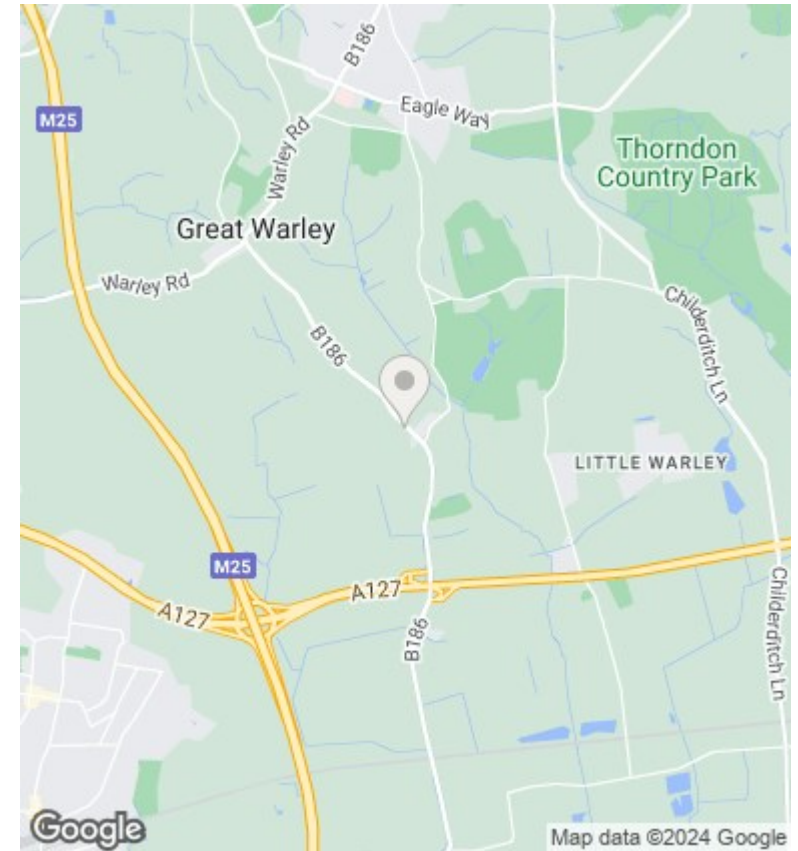
Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## Council Tax Band

New Build

## EPC Rating:

C



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	