

DURDEN & HUNT

INTERNATIONAL



Rectory Gardens, Upminster RM14

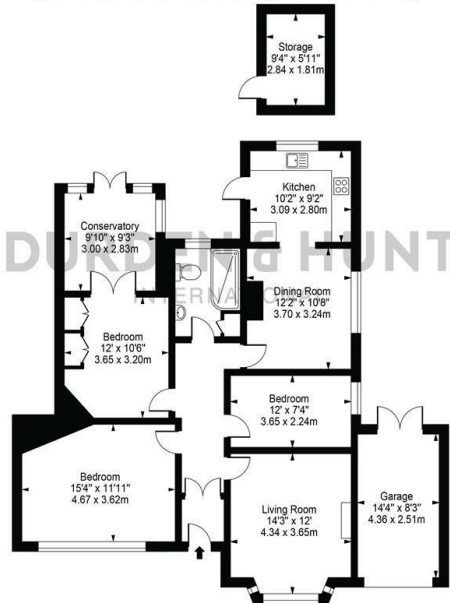
£735,000

- No Onward Chain
- Expansive Garden with Above Ground Swimming Pool
- Large Conservatory With French Doors
- Garage
- Good Location
- Family Bathroom With Walk In Shower
- Spacious Bungalow
- Great Transport Links
- Off Street Parking

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

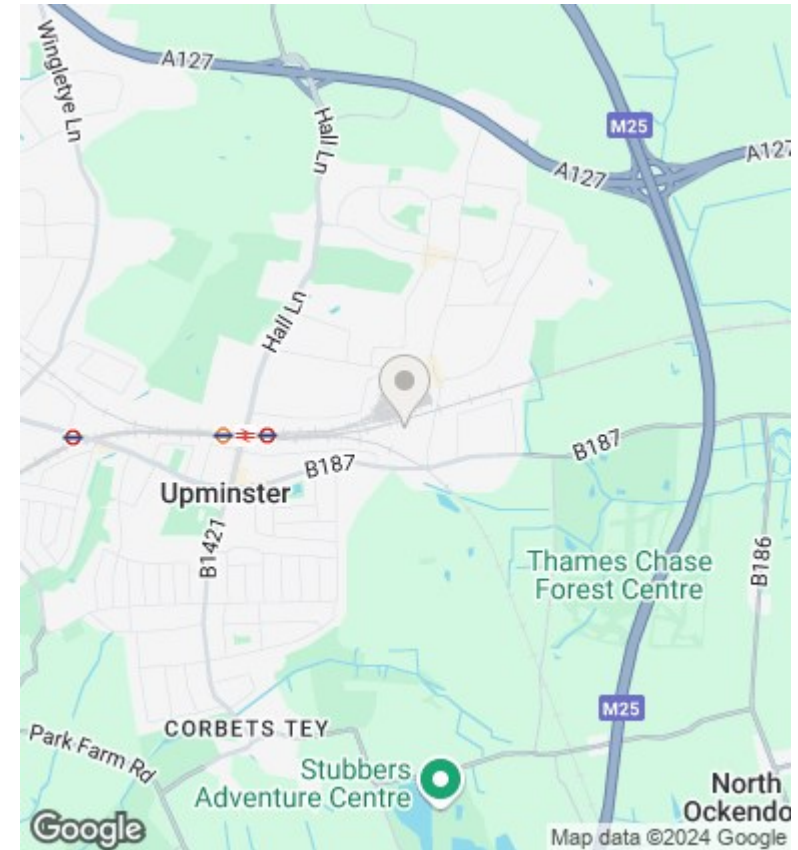
hornchurch@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk>

Rectory Gardens
 Approx. Total Internal Area 1275 Sq Ft - 118.46 Sq M
 (Including Garage & Storage)
 Approx. Gross Internal Area Of Garage 118 Sq Ft - 10.94 Sq M
 Approx. Gross Internal Area Of Storage 55 Sq Ft - 5.14 Sq M



Ground 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

E

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	