

DURDEN & HUNT

INTERNATIONAL



Hunter Drive, Hornchurch RM12

£440,000

- Chain Free
- Potential To Develop (STP)
- Kitchen With Utility Space
- Mature Garden
- Semi Detached Bungalow
- Garage
- Reception Room And Conservatory
- Potential For Off Road Parking (STC)
- Two Bedrooms
- Family Bathroom

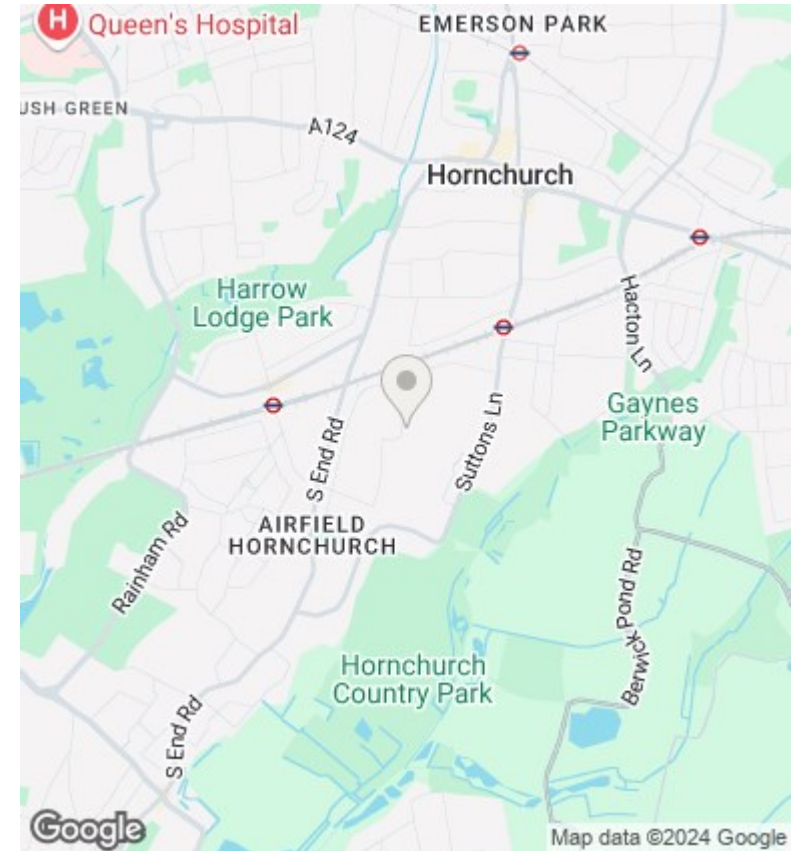
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01708 202 777

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

Hunter Drive
 Approx. Gross Internal Area 1626 Sq Ft - 151.06 Sq M
 (Including Restricted Height Area, Excluding Garage & Shed)
 Approx. Gross Internal Area 1440 Sq Ft - 133.78 Sq M
 (Excluding Restricted Height Area, Garage & Shed)
 Approx. Gross Internal Area Of Garage 147 Sq Ft - 13.68 Sq M
 Approx. Gross Internal Area Of Shed 82 Sq Ft - 7.61 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

D

EPC Rating:

E

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | 77 |
| (69-80) | C | | |
| (55-68) | D | 47 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |