

# DURDEN & HUNT

INTERNATIONAL



## Charlock Close, Harold Wood RM3

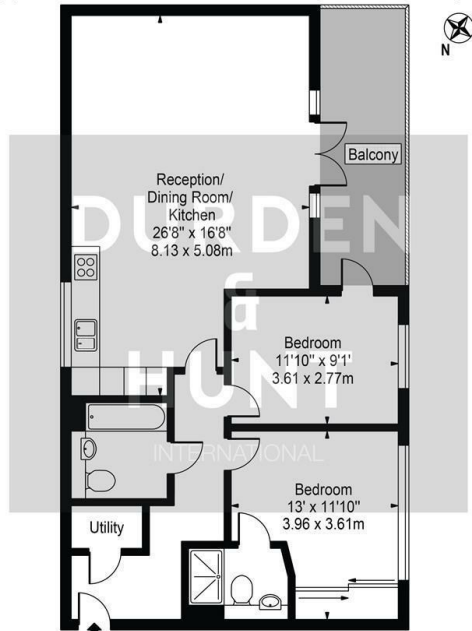
£400,000

- Two Bedrooms, One With An En Suite
- Good Transport Links
- Utility Room
- EWS1 - A1 Rating
- Large South Facing Balcony Off The Living Room And Second Bedroom
- Modern Bathroom With Bath And Shower
- Quiet Cul De Sac Location
- Allocated Parking Space With Visitors Bays Permits
- Stylish Kitchen With Smeg Appliances
- One Of Two Coach Houses With Outdoor Space On The Kings Park Development

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

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

Charlock Close  
 Approx. Gross Internal Area 854 Sq Ft - 79.34 Sq M



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

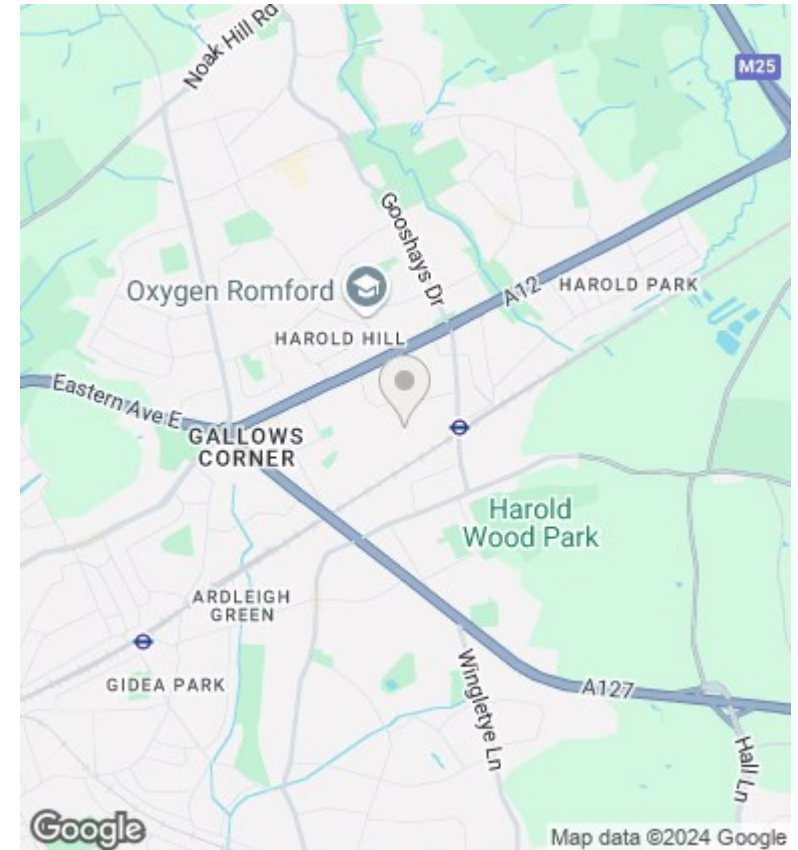
Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## Council Tax Band

C

## EPC Rating:

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(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	