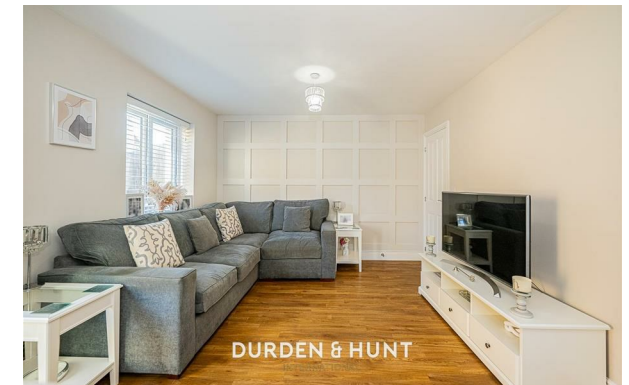


# DURDEN & HUNT

INTERNATIONAL



Mellowes Road, Hornchurch RM11

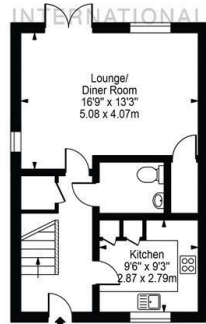
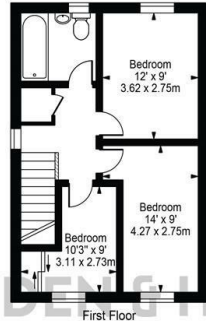
Price Guide £475,000

- Guide Price - £475,000 - £500,000
- Move In Ready
- Stylish Kitchen
- Downstairs WC
- End Of Terrace Home
- Parking For Two Cars
- Garden And Patio
- Conveniently Located
- Well Maintained Home
- Good Transport Links

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

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

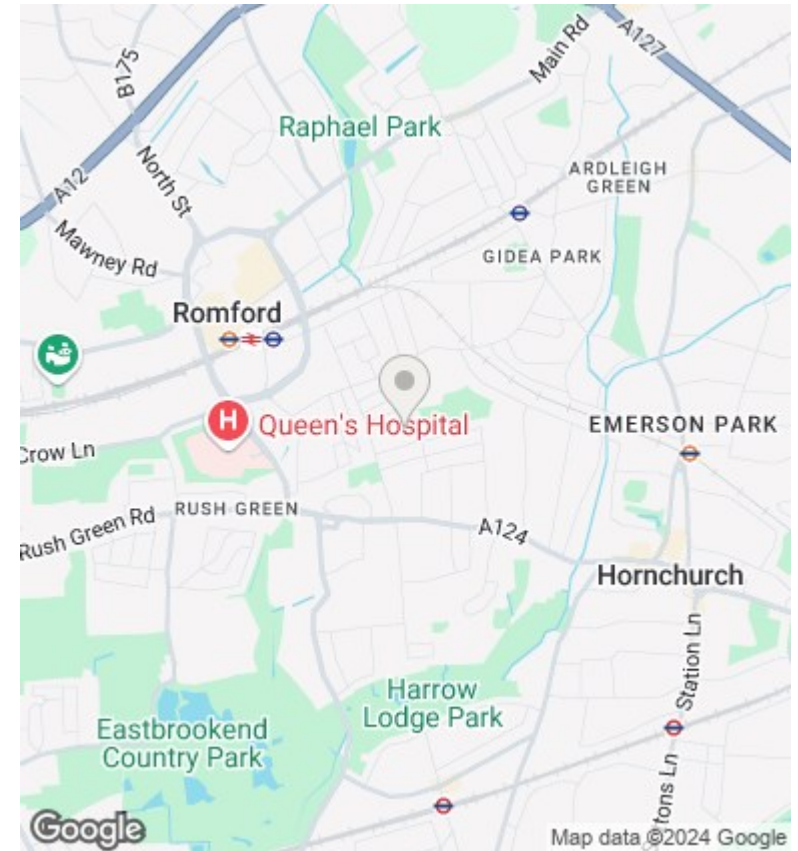
Mellowes Road  
 Approx. Gross Internal Area 901 Sq Ft - 83.71 Sq M



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.

DURDEN & HUNT  
 INTERNATIONAL



## Viewings

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

## Council Tax Band

D

## EPC Rating:

B

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  | 81                      | 82        |
| (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>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |