

# DURDEN & HUNT

INTERNATIONAL



Wingletye Lane, Hornchurch RM11

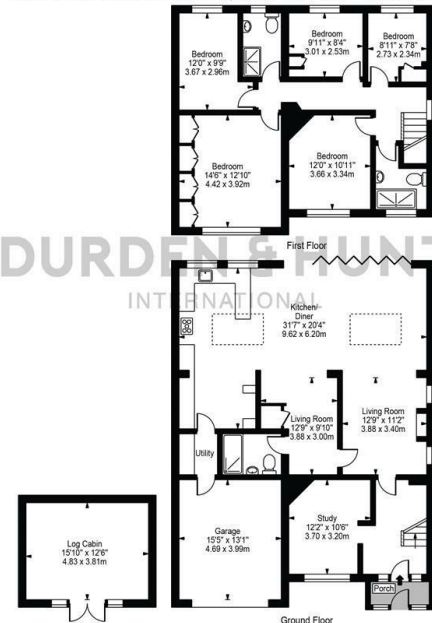
£925,000

- Chain Free
- Off Road Parking And Garage
- Ground Floor Bathroom
- Flexible Layout
- Excellent Location
- Large Garden
- Study And Separate Utility Room
- Opportunity For Downstairs Living
- Impressive Kitchen, Living And Dining Room
- Two First Floor Bathrooms

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

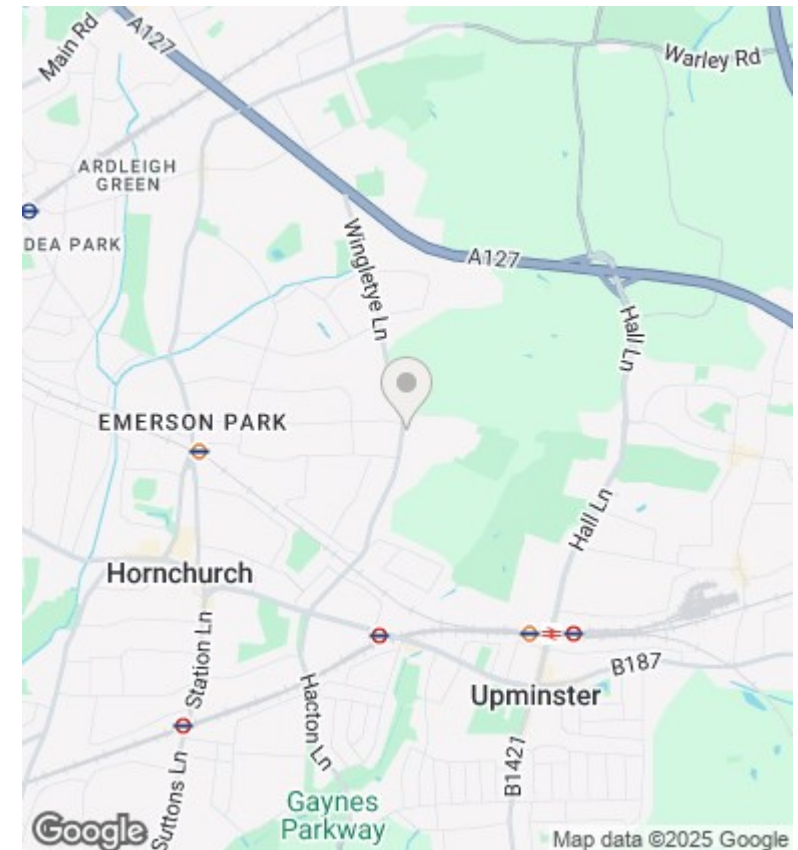
[hornchurch@durdenandhunt.co.uk](mailto:hornchurch@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk>

Wingletye Lane  
 Approx. Total Internal Area 2328 Sq Ft - 216.29 Sq M  
 (Including Garage & Log Cabin)  
 Approx. Gross Internal Area Of Garage 201 Sq Ft - 18.71 Sq M  
 Approx. Gross Internal Area Of Log Cabin 198 Sq Ft - 18.40 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

F

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>67</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	