

# DURDEN & HUNT

INTERNATIONAL



Amesbury Road, Dagenham RM9

Offers Over £525,000

- Excellent Transport Links
- Large Garden
- Three Bedrooms
- Ideally Located For Local Amenities
- Downstairs WC
- Spacious Living Room
- Vibrant Location
- Open Plan Kitchen And Dining Room
- Two Family Bathrooms

Amesbury Road  
 Approx. Total Internal Area 1356 Sq Ft - 125.98 Sq M  
 (Including Shed)  
 Approx. Gross Internal Area Of Shed 108 Sq Ft - 10.03 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

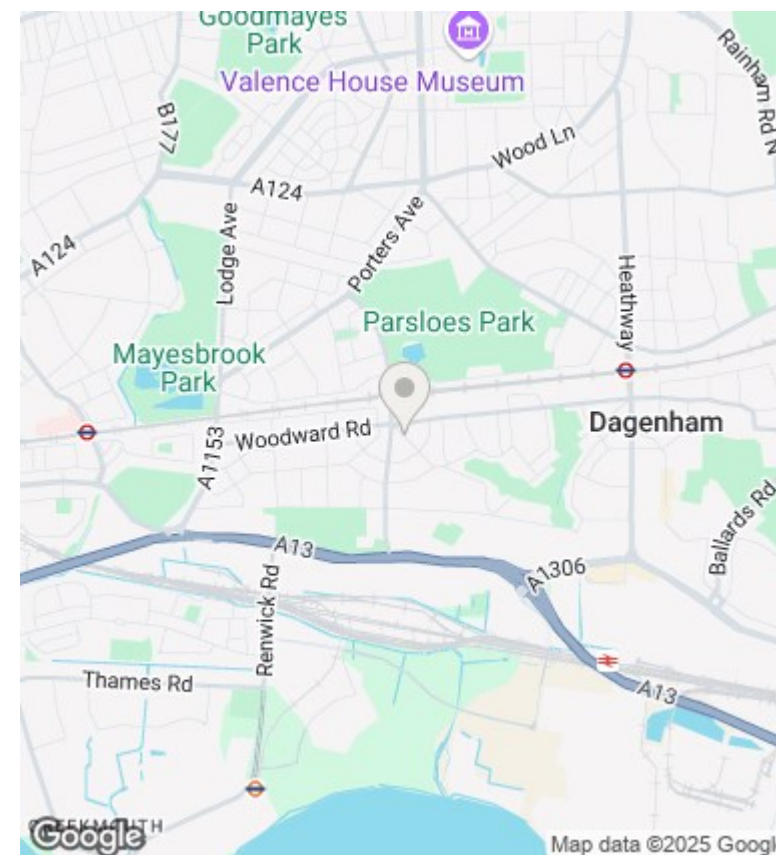
Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C



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