

# DURDEN & HUNT

## INTERNATIONAL



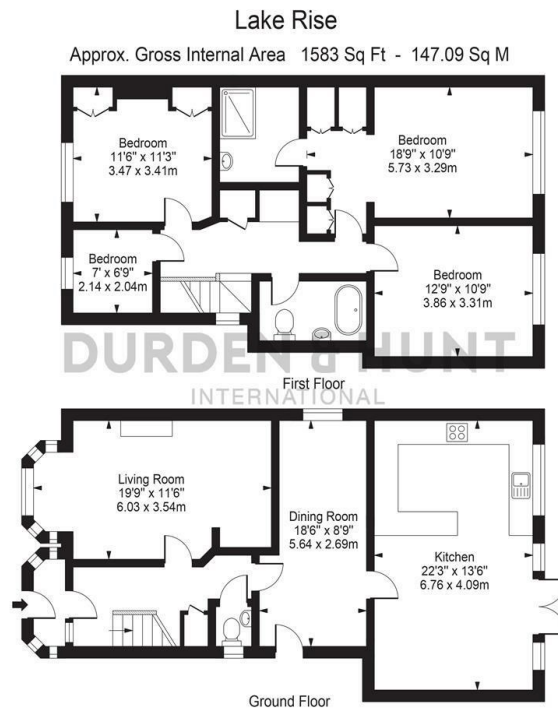
## Lake Rise, Romford RM1

Price Guide £900,000

- Guide Price £900,000 - £950,000
- Large Garden Backing Onto Forest
- Downstairs WC
- Modern Family Bathroom
- Good Transport Links
- Multiple Reception Rooms
- Primary Bedroom With En Suite
- Off Road Parking
- Large Kitchen
- Three Additional Bedrooms

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

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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

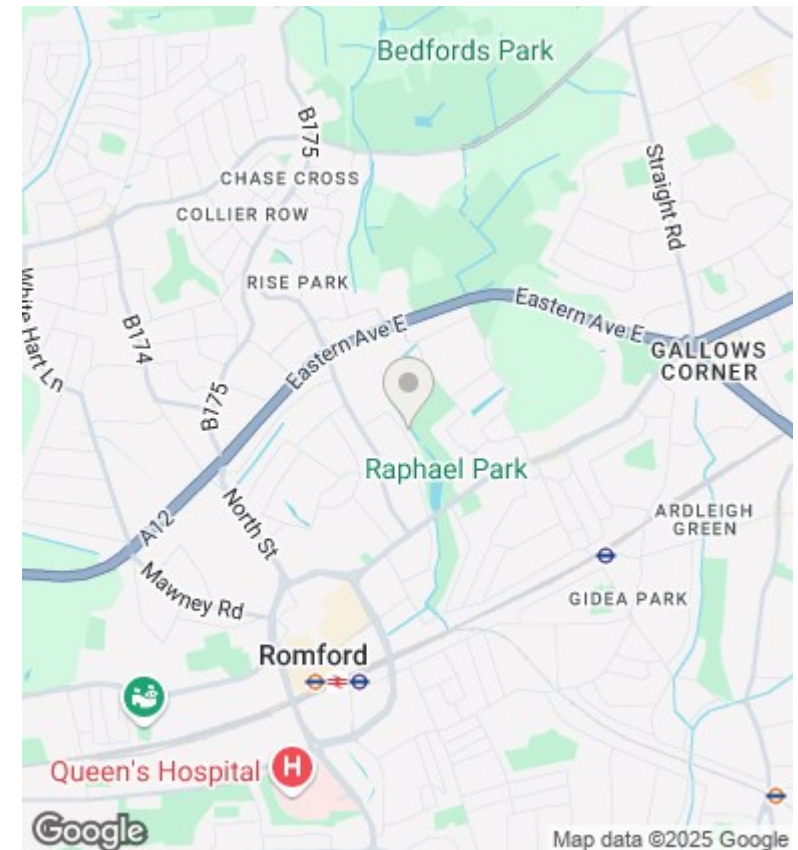
Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## Council Tax Band

G

## EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC