# **DURDEN & HUNT**

INTERNATIONAL







## Upney Close, Hornchurch RM12

Guide Price £625,000

- Great Transport Links
- Multiple Reception Rooms
- · Primary Bedroom With En Suite
- · Open Plan Kitchen Dining Room

- Off Road Parking
- Spacious Conservatory
- Three Further Bedrooms

- Garden With Versatile Outbuildings
- Downstairs WC
- Stylish Family Bathroom

# Upney Close Approx. Total Internal Area 1673 Sq Ft - 155.42 Sq M (Including Outbuilding 1 59 Sq Ft - 5.52 Sq M Approx. Gross Internal Area Of Outbuilding 1 59 Sq Ft - 5.52 Sq M Approx. Gross Internal Area Of Outbuilding 2 106 Sq Ft - 9.84 Sq M Conservatory 18" x 97" 5.51 x 2.92m Outbuilding 1 Outbuilding 1 Outbuilding 2 Bedroom 118" x 711" 2.549 x 3.44m Reception Room 18 x 112" 5.49 x 3.40m Reception Room 16" x 79" 6.35 x 2.36m Reception Room 16" x 115" 6.35 x 2.36m First Floor Ground 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, nding purchaser or lessee should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each stay yearse, measurements or distances quoted are approximate and should not be used to value a property or the basis of any such

### Viewings

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

### Council Tax Band

F

### EPC Rating:

D



