

# DURDEN & HUNT

INTERNATIONAL



Malvern Road, Hornchurch RM11

£425,000

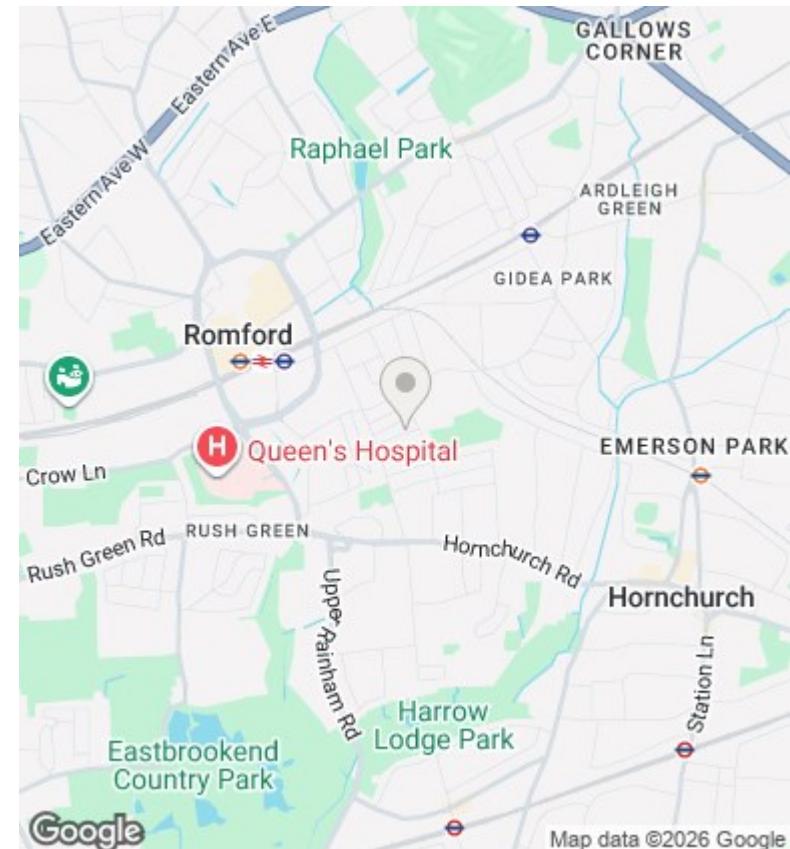
- Chain Free
- Rear Garden With Versatile Outbuilding
- Modern Kitchen
- Vibrant Location
- Semi Detached Home
- Two Bedrooms
- Excellent Transport Links
- Living Room & Separate Dining Room
- Large Contemporary Family Bathroom

Malvern Road  
 Approx. Total Internal Area 1052 Sq Ft - 97.71 Sq M  
 (Including Outbuilding)  
 Approx. Gross Internal Area Of Outbuilding 155 Sq Ft - 14.37 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) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC