

# DURDEN & HUNT

INTERNATIONAL

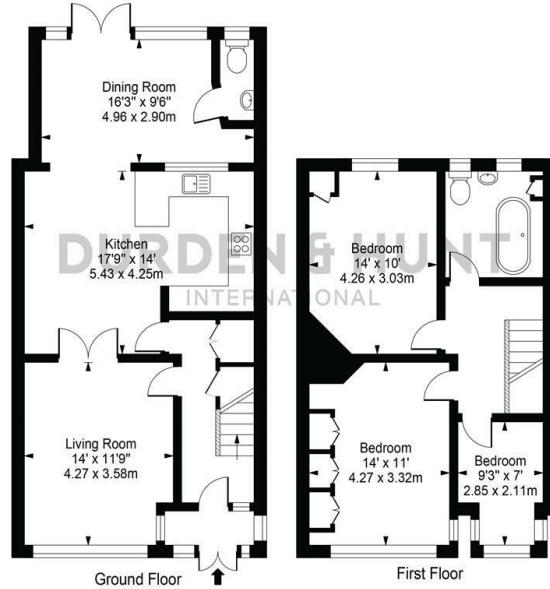


## Warley Avenue, Chadwell Heath RM8

Price Guide £475,000

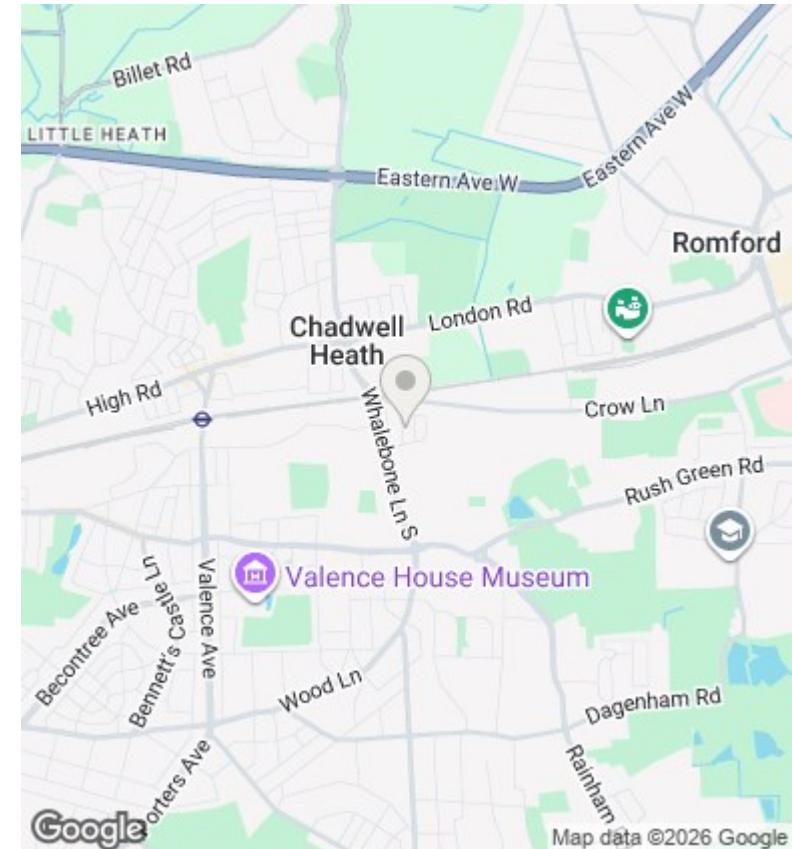
- Guide Price £475,000 - £500,000
- Good Sized Garden
- Lounge & Separate Dining Room
- Excellent Transport Links
- Ground Floor WC
- Three Bedrooms
- Off Road Parking
- Integrated Kitchen Appliances
- Contemporary Family Bathroom

**Warley Avenue**  
Approx. Gross Internal Area 1176 Sq Ft - 109.24 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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		

## Viewings

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

## Council Tax Band

C

## EPC Rating:

C