

DURDEN & HUNT

INTERNATIONAL



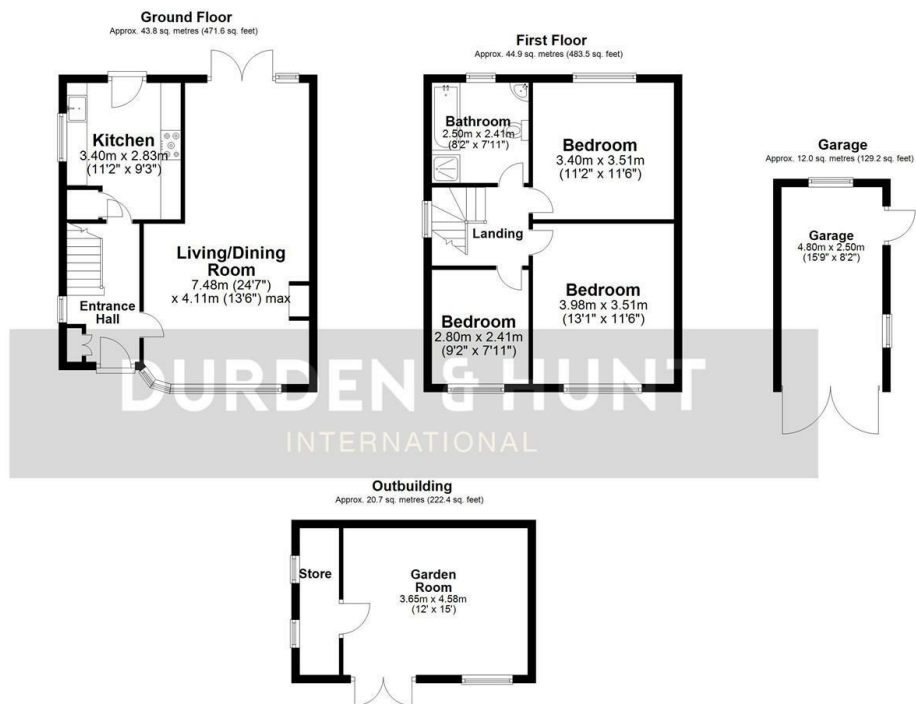
Lingfield Avenue, Upminster RM14

£575,000

- Excellent Transport Links
- Large Through Lounge
- Contemporary Family Bathroom
- Garage & Off Road Parking
- Separate Kitchen
- Spacious Garden With Versatile Outbuilding
- Three Well Proportioned Bedrooms

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

hornchurch@urdenandhunt.co.uk
<https://www.durdenandhunt.co.uk>



Total area: approx. 121.4 sq. metres (1306.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobes/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanU.S.

Lingfield Avenue



Viewings

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

Council Tax Band

D

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	