

# DURDEN & HUNT

INTERNATIONAL



Faircross Avenue, Collier Row RM5

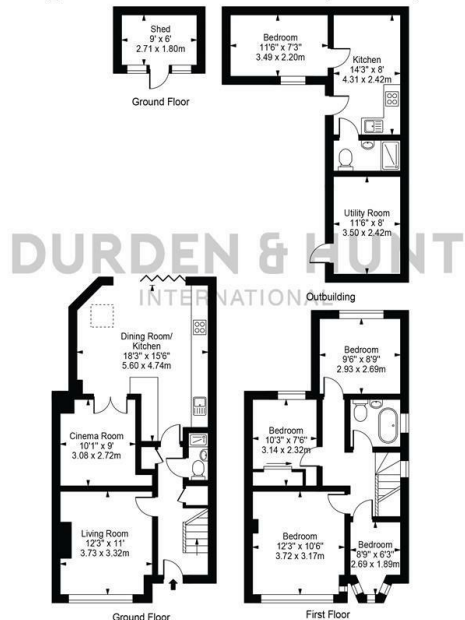
£625,000

- Great Transport Links
- Two Reception Rooms
- Four Bedrooms
- Large Garden With Self Contained Annexe
- Downstairs Family Shower Room
- Additional Family Bathroom
- Off Road Parking
- Open Plan Kitchen Diner

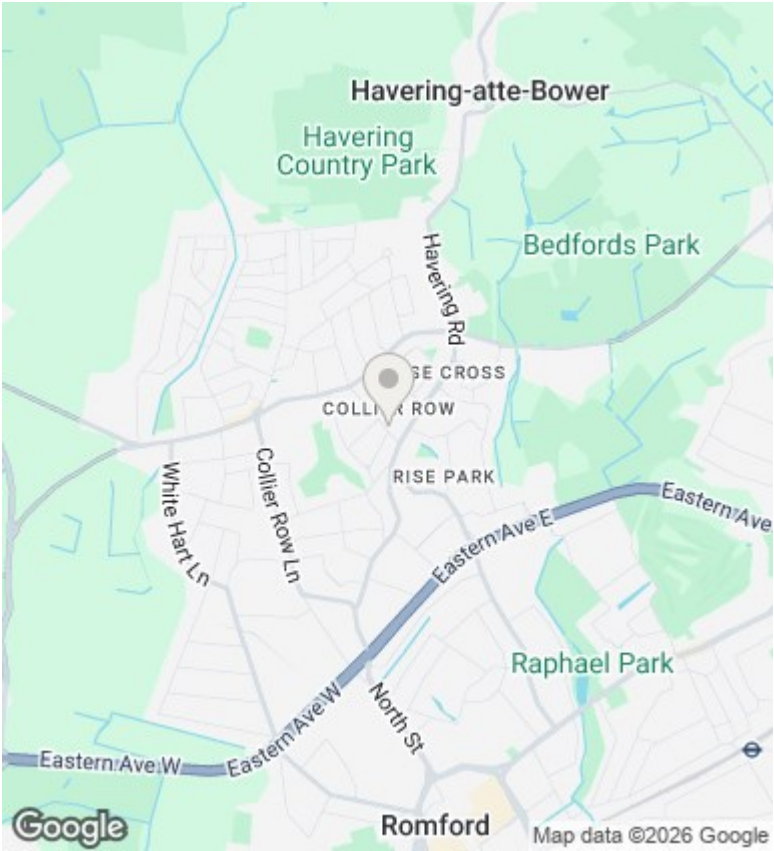
159 High Street, Hornchurch, Essex, RM11 3YD  
01708 202 777

[hornchurch@urdenandhunt.co.uk](mailto:hornchurch@urdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk>

Faircross Avenue  
 Approx. Total Internal Area 1441 Sq Ft - 133.84 Sq M  
 (Including Outbuilding & Shed)  
 Approx. Gross Internal Area Of Outbuilding 328 Sq Ft - 30.46 Sq M  
 Approx. Gross Internal Area Of Shed 53 Sq Ft - 4.88 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

D

# EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>81</b> |
| (69-80) <b>C</b>                            | <b>70</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |