

# DURDEN & HUNT

INTERNATIONAL



## Flora Gardens, Chadwell Heath RM6

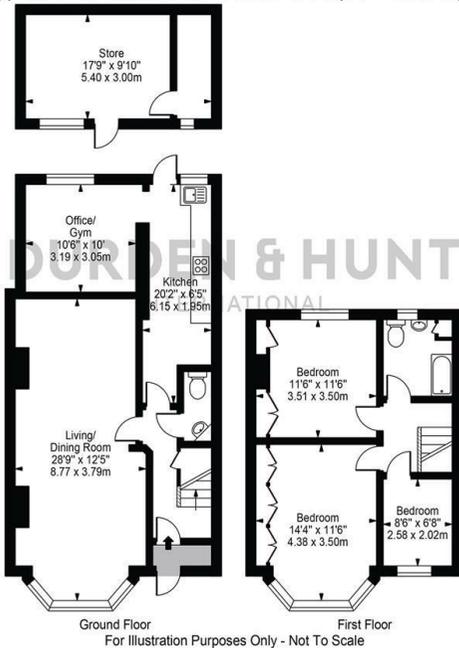
Offers In Excess Of £525,000

- Off Road Parking
- Downstairs WC
- Three Bedrooms
- Rear Garden With Versatile Outbuilding
- Modern Kitchen
- Contemporary Family Bathroom
- Open Plan Lounge & Dining Room
- Additional Reception Room
- Excellent Transport Links

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

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<https://www.durdenandhunt.co.uk>

**Flora Gardens**  
 Approx. Total Internal Area 1309 Sq Ft - 121.62 Sq M  
 (Including Store)  
 Approx. Gross Internal Area Of Store 174 Sq Ft - 16.20 Sq M



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

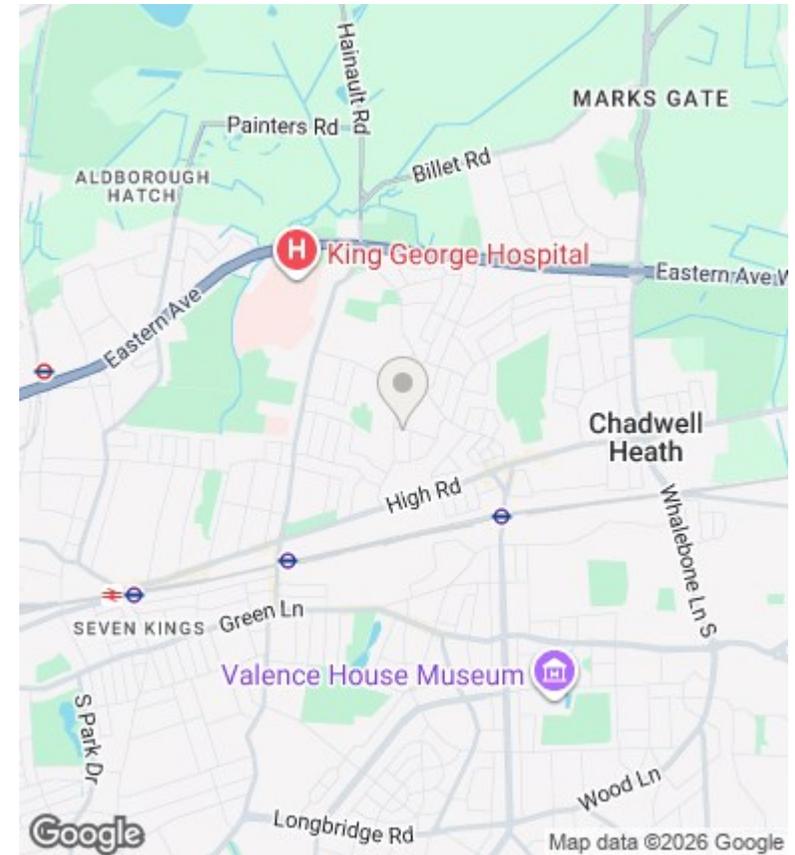
Viewings by arrangement only. Call 01708 202 777 to make an appointment.

### Council Tax Band

D

### EPC Rating:

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	