

# DURDEN & HUNT

INTERNATIONAL



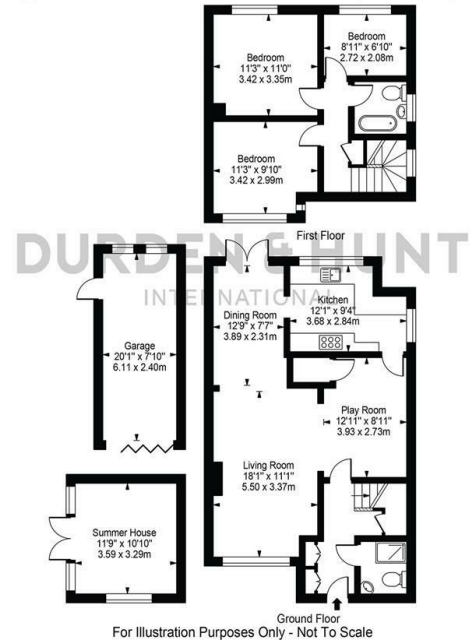
## Warren Drive, Hornchurch RM12

Offers In Excess Of £550,000

- Excellent Transport Links
- Potential To Extend (STP)
- Separate Modern Kitchen
- Off Road Parking And Garage
- Downstairs Shower Room
- Three Bedrooms
- Large Garden With Outbuilding
- Spacious Living and Dining Room
- Contemporary Family Bathroom



Warren Drive  
 Approx. Total Internal Area 1374 Sq Ft - 127.61 Sq M  
 (Including Garage & Summer House)  
 Approx. Gross Internal Area Of Garage 158 Sq Ft - 14.66 Sq M  
 Approx. Gross Internal Area Of Summer House 127 Sq Ft - 11.81 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

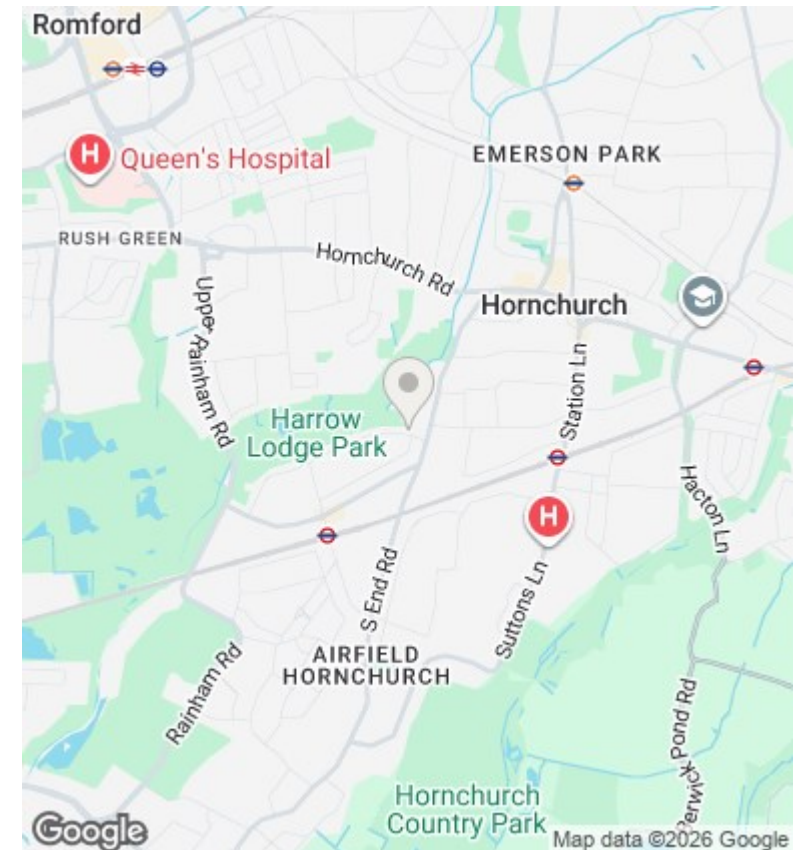
Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## Council Tax Band

D

## EPC Rating:

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(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	