

# DURDEN & HUNT

INTERNATIONAL



## Morgan Way, Rainham RM13

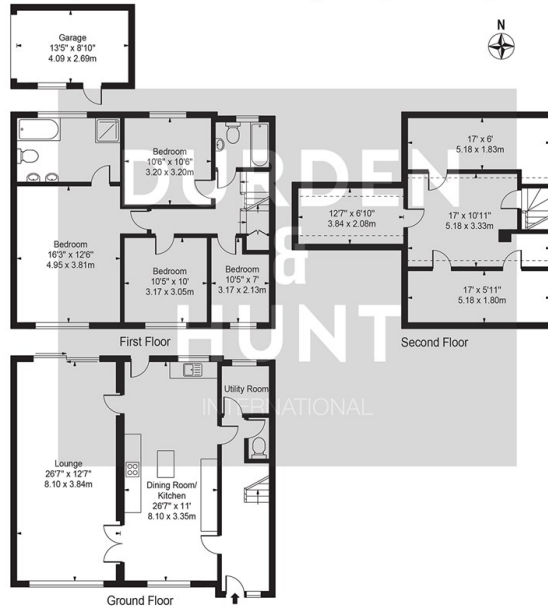
£500,000

- Four Bedrooms
- Downstairs WC
- Extensive Loft Space
- Rear Garden And Private Drive
- Large Lounge
- Utility Room
- Private Drive
- Open Plan Kitchen Diner
- Two Bathrooms, One Of Which En Suite
- Garage

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

**Morgan Way**  
 Approx. Total Internal Area 2197 Sq Ft - 204.11 Sq M  
 (Including Restricted Height Area & Garage)  
 Approx. Gross Internal Area 1798 Sq Ft - 167.04 Sq M  
 (Excluding Restricted Height Area & Garage)  
 Approx. Gross Internal Area Of Garage 118 Sq Ft - 11.00 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

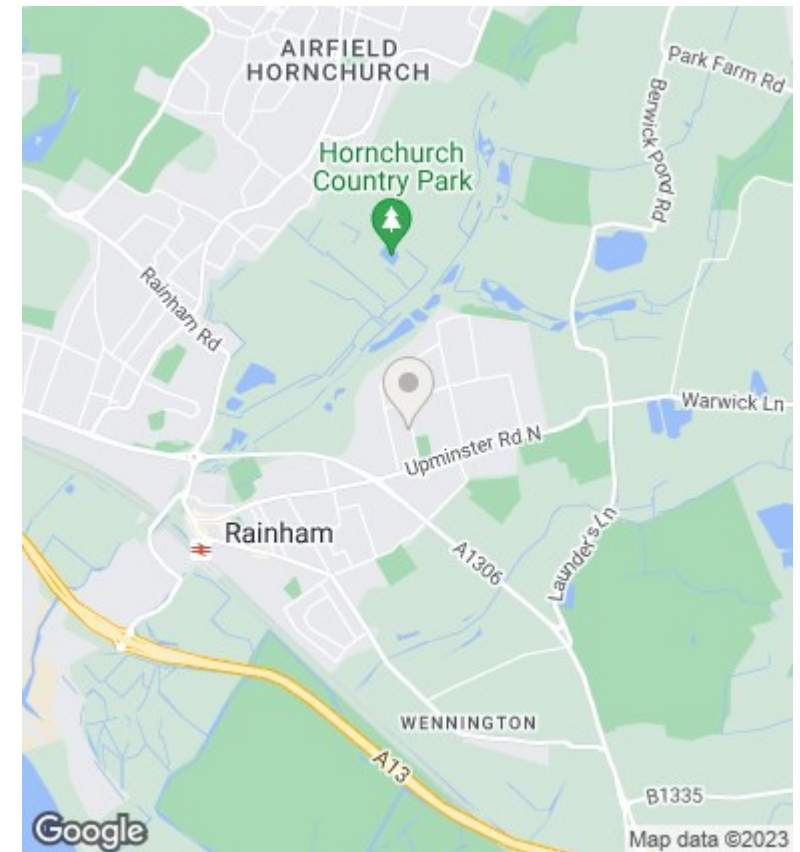
Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## Council Tax Band

E

## EPC Rating:

D



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	67	
(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	