

# DURDEN & HUNT

INTERNATIONAL



## Church Road, Upminster RM14

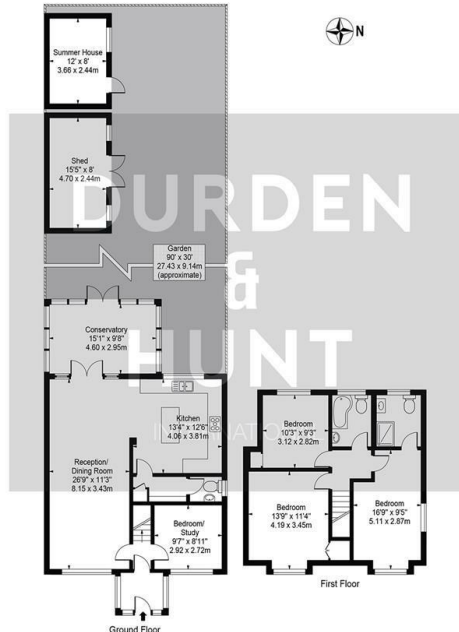
£600,000

- Large Kitchen, Living And Dining Space
- Downstairs WC
- Large Private Drive
- Additional Reception Room / Study / Bedroom
- Conservatory
- Two Bathrooms, One Of Which En Suite
- Garden With Shed And Summer House

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

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

Church Road  
 Approx. Total Internal Area 1620 Sq Ft - 150.50 Sq M  
 (Including Summer House & Shed)  
 Approx. Gross Internal Area Of Summer House 96 Sq Ft - 8.92 Sq M  
 Approx. Gross Internal Area Of Shed 123 Sq Ft - 11.47 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

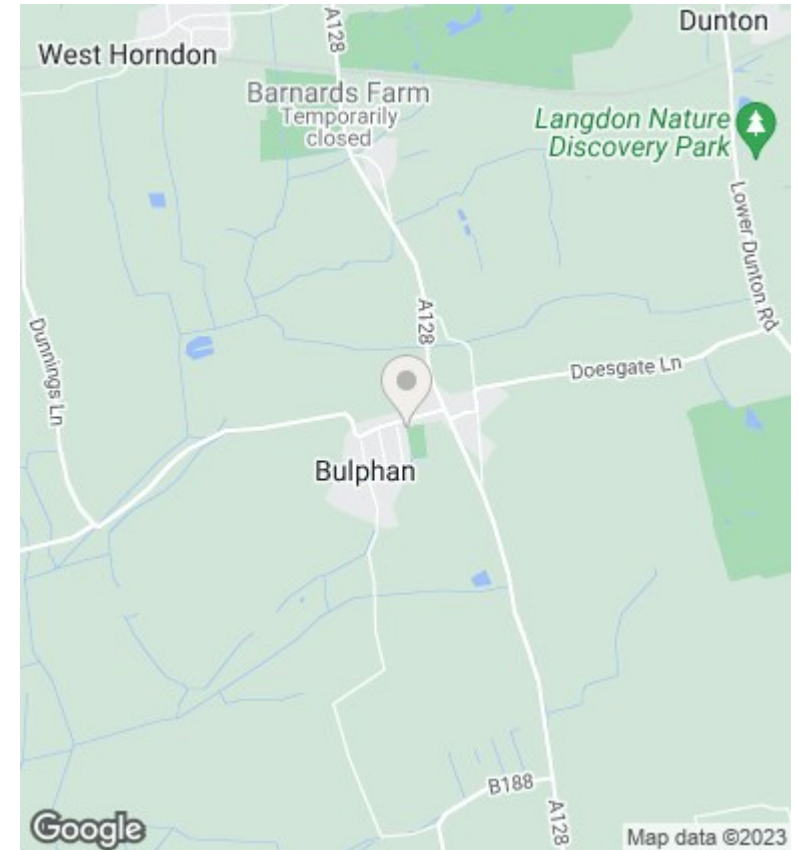
Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## Council Tax Band

E

## EPC Rating:

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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	