

# DURDEN & HUNT

INTERNATIONAL



## Sheffield Gardens, Harold Hill RM3

£425,000

- Spacious Living Room
- Three Bedrooms
- Garden With Decking Area
- Kitchen Diner
- Family Bathroom
- Private Drive
- Downstairs WC
- Conservatory
- Great Transport Links

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

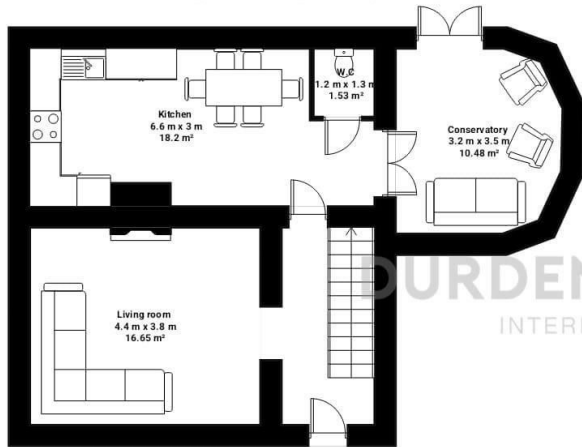
[hornchurch@durdenandhunt.co.uk](mailto:hornchurch@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk>

### Sheffield Gardens

Total area: approx 97.87 sq. metres (1053.4 sq. feet)

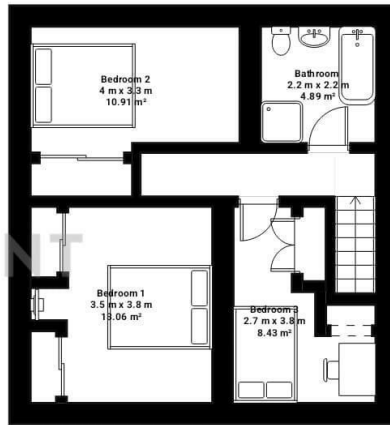
#### Ground floor

Total area: approx 54.59 sq. metres (587.6 sq. feet)



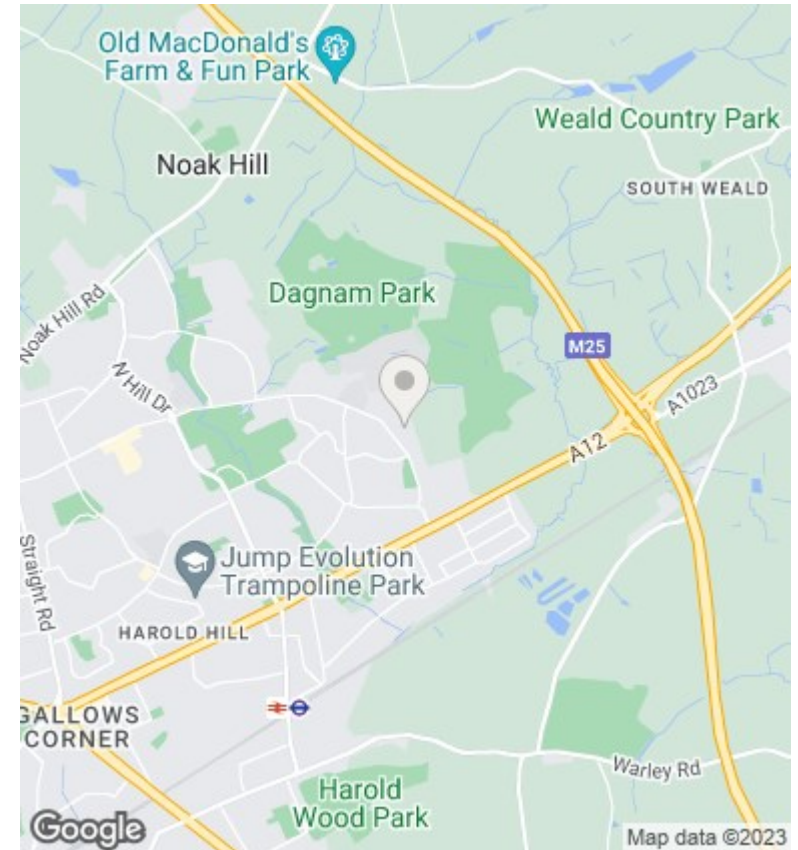
#### 1st floor

Total area: approx 43.28 sq. metres (465.8 sq. feet)



THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.



### Viewings

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

### Council Tax Band

C

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(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	