

# DURDEN & HUNT

INTERNATIONAL



## Gubbins Lane, Romford RM3

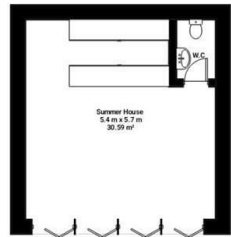
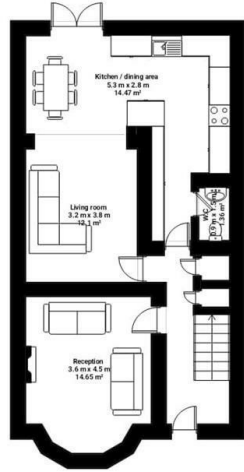
£700,000

- Semi-Detached Home
- Additional Reception Room
- Garden With Patio Area
- Good Transport Links
- Modern Open Plan Kitchen And Dining Area
- Four Bedrooms One Of Which Has An En Suite
- Outbuilding With WC
- Good Sized Living Room
- Family Bathroom And Downstairs WC
- Off Road Parking

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

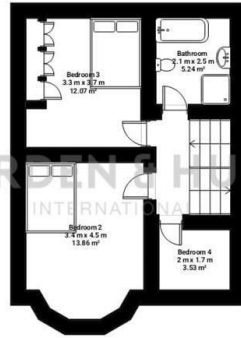
hornchurch@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk>

**Ground Floor**  
Total area: approx 55.86 sq. metres (601.2 sq. feet)

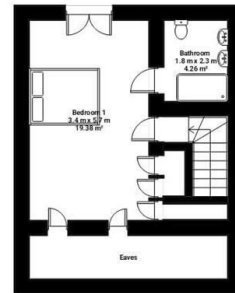


**Gubbins Lane**  
Total area: approx 164.17 sq. metres (1767.1 sq. feet) including outbuilding

**1st Floor**  
Total area: approx 40.49 sq. metres (435.8 sq. feet)



**2nd Floor**  
Total area: approx 36.11 sq. metres (388.6 sq. feet)



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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

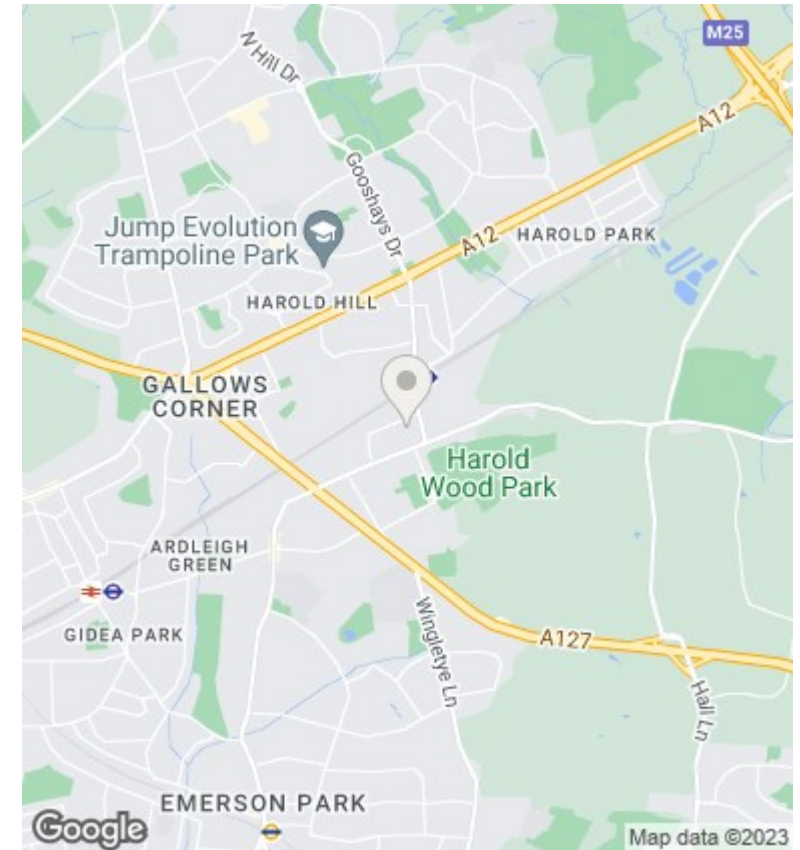
Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## Council Tax Band

D

## EPC Rating:

E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	