

# DURDEN & HUNT

INTERNATIONAL



## Kingshill Avenue, Romford RM5

Offers Over £425,000

- Semi-Detached Home
- Additional Reception Room
- Patio Garden
- Good Transport Links
- Modern Kitchen
- Three Bedrooms
- Garage
- Living And Dining Area
- Family Bathroom
- Drive Way With Space For Two Cars

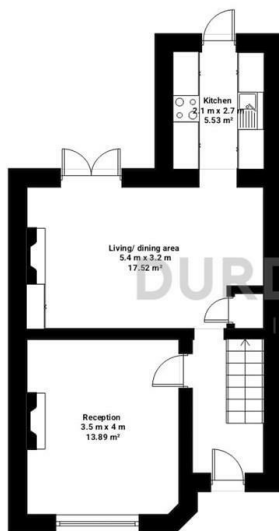
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01708 202 777

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

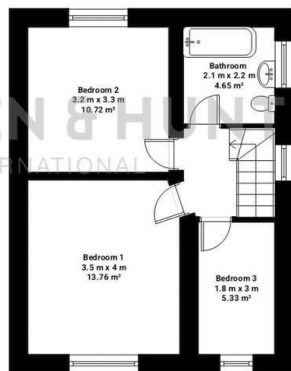
### Kingshill Avenue

Total area: approx 96.55 sq. metres (1039.2 sq. feet) including garage

**Ground Floor**  
Total area: approx 41.95 sq. metres (451.5 sq. feet)



**1st Floor**  
Total area: approx 38.6 sq. metres (415.4 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

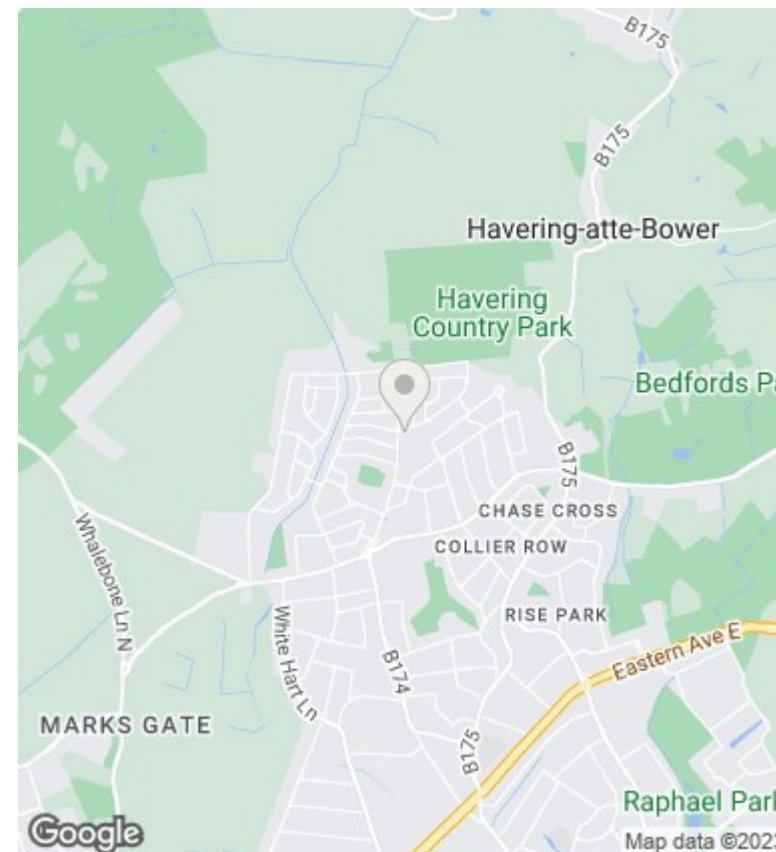
Viewings by arrangement only. Call 01708 202 777 to make an appointment.

### Council Tax Band

D

### EPC Rating:

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(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	