

# DURDEN & HUNT

INTERNATIONAL



## Beech Gardens, Dagenham RM10

£425,000

- No Onward Chain
- Separate Living Room
- Garden
- Modern Kitchen Diner
- New Bathroom
- Excellent Transport Links
- Three Bedrooms
- Downstairs WC
- Opportunity For Off Road Parking (STC)

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

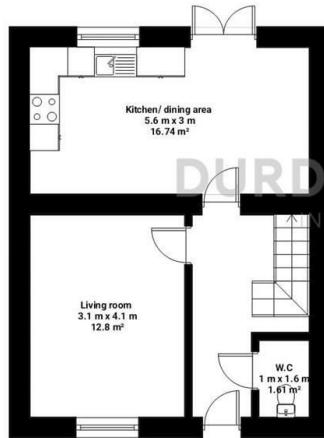
hornchurch@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk>

## Beech Gardens

Total area: approx 76.87 sq. metres (827.4 sq. feet)

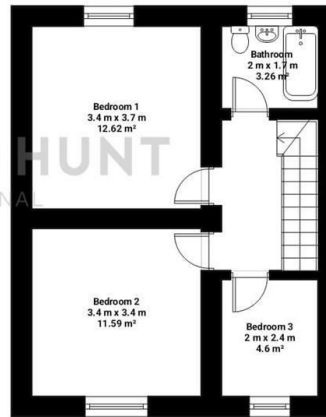
### Ground Floor

Total area: approx 44.67 sq. metres (480.8 sq. feet)



### 1st Floor

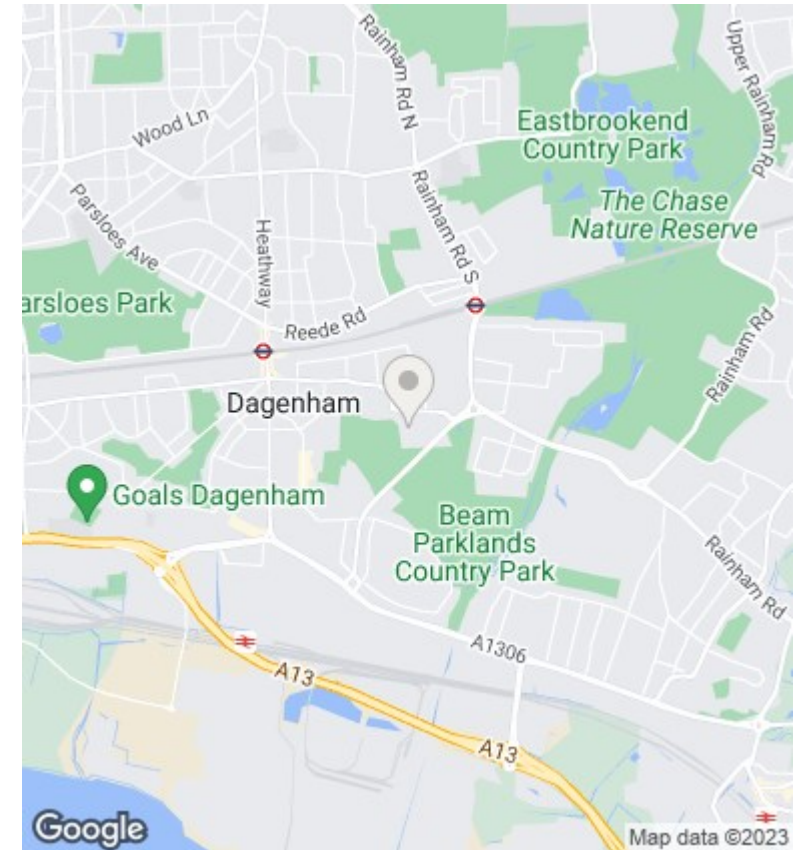
Total area: approx 32.2 sq. metres (346.6 sq. feet)



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, corridors etc. are approximate and no responsibility is taken for any error, omission or misstatement.

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## Viewings

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

## Council Tax Band

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	