

# DURDEN & HUNT

INTERNATIONAL



## Bonington Road, Hornchurch RM12

Offers Over £450,000

- Mid-Terraced Home
- Three Double Sized Bedrooms, One With Fitted Wardrobes
- Garage
- Spacious Open Plan Kitchen And Dining Area
- Good Sized Family Bathroom
- Off Road Parking
- Large Living Room
- Garden With Patio Area
- Excellent Transport Links

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

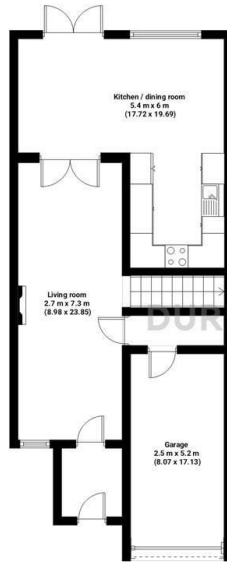
[hornchurch@durdenandhunt.co.uk](mailto:hornchurch@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk>

**Bonington Road**

Total area: approx 104.61 m<sup>2</sup> (1125.99 sq. feet)

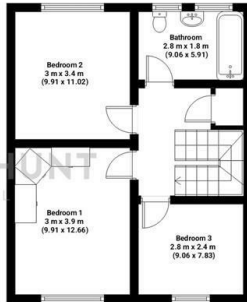
**Ground Floor**

Total area: approx 63.43 sq. metres (682.7 sq. feet)



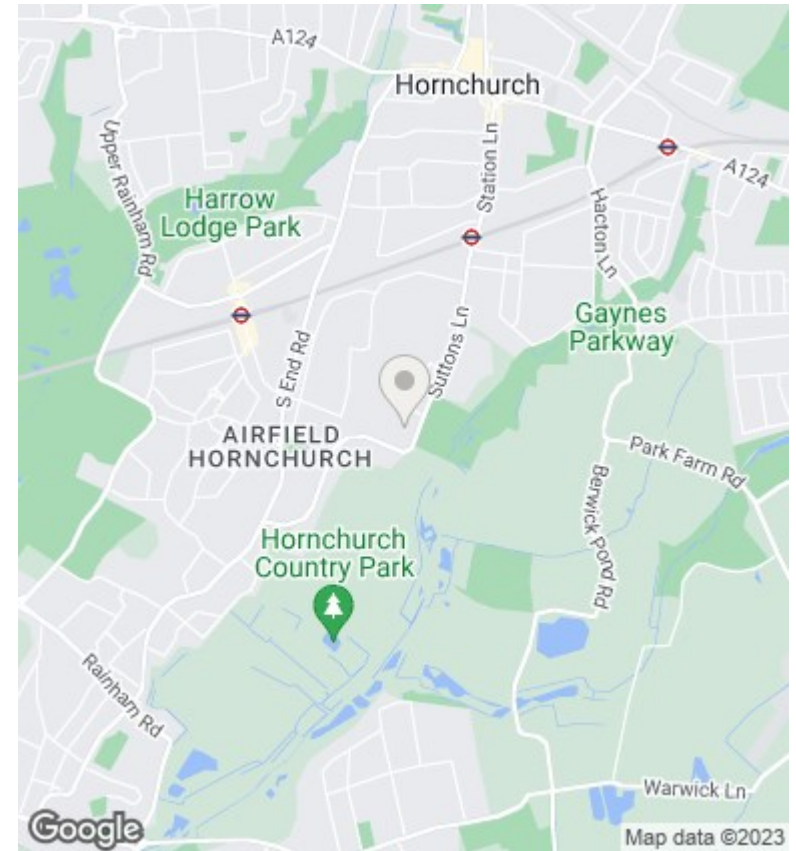
**1st Floor**

Total area: approx 41.18 sq. metres (443.2 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>		<b>83</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</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	