

DURDEN & HUNT

INTERNATIONAL



Marlborough Gardens, RM14

Offers In Excess Of £1,250,000

- Detached Home
- Open Plan kitchen And Dining Area With Separate Utility Room
- Detached Garage And Gym
- Excellent Transport Links
- Spacious Living Room With Linked Office Space
- Two Ground Floor Bedrooms
- Private Driveway And Detached Garage And Gym
- Two downstairs Bathrooms And a First Floor Family Bathroom
- Master Bedroom With En Suite And Dressing Room And Two Additional Bedrooms
- Good Sized Garden

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

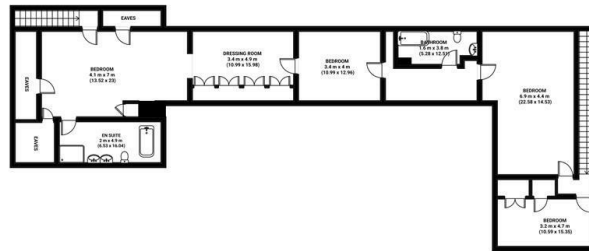
hornchurch@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk>

Marlborough Gardens
Total area: approx 339.82 m² (3657.83 sq. feet) including outbuilding

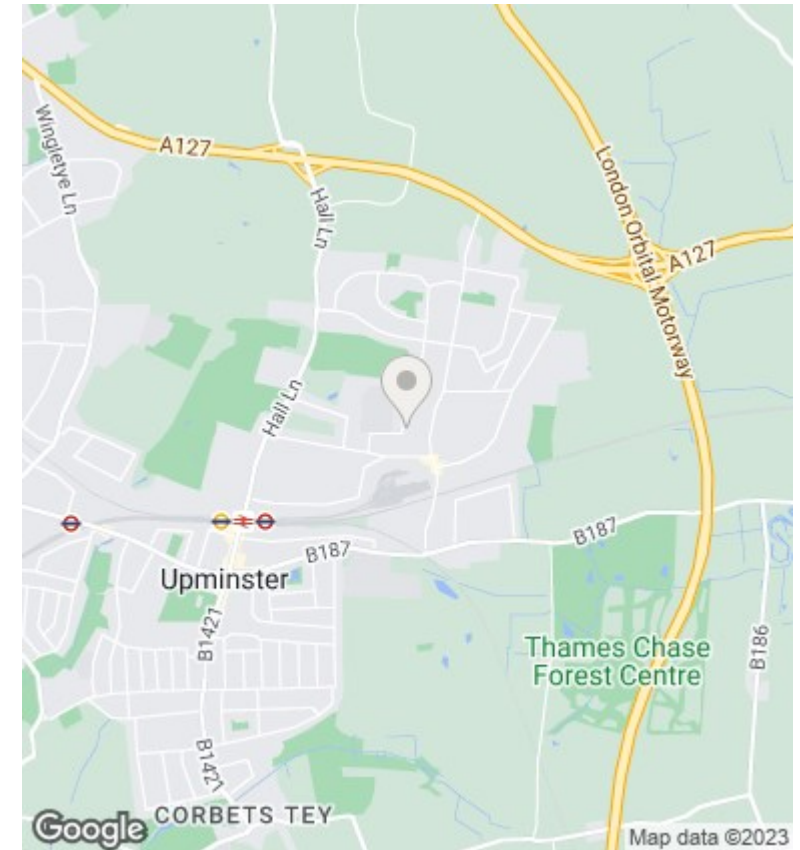
Ground Floor
Total area: approx 176.39 sq. metres (1898.68 sq. feet)



1st Floor
Total area: approx 138.21 sq. metres (1487.7 sq. feet)



THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
While 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

F

EPC Rating:

D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	67	
(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	