

# DURDEN & HUNT

INTERNATIONAL



## Belle Vue Road, Romford RM5

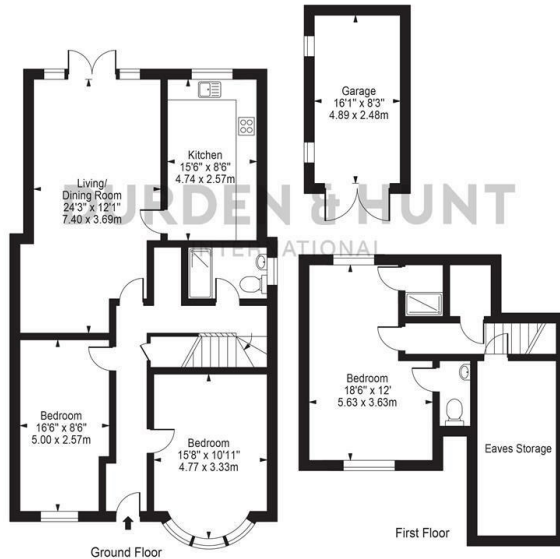
Offers Over £575,000

- Semi-Detached Chalet Bungalow
- Modern Kitchen
- Spacious Garden With Patio Area
- Excellent Transport Links
- Newly Refurbished Throughout
- Three Bedrooms One With En Suite Shower Room
- Detached Garage
- Open Plan Living And Dining Room
- Downstairs Family Bathroom
- Private Driveway

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

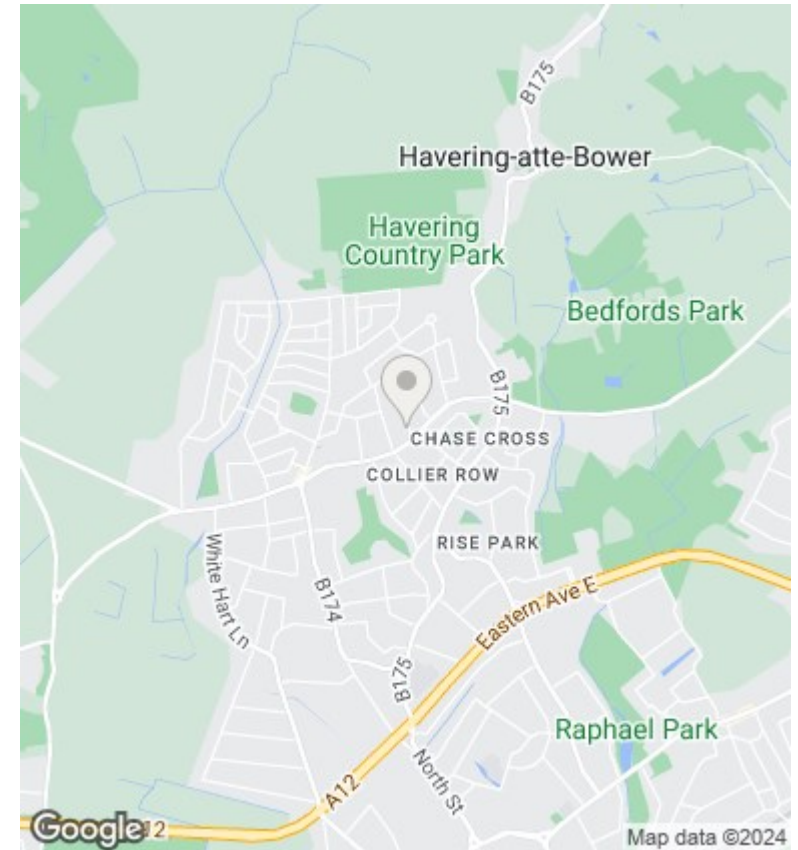
hornchurch@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk>

**Bell Vue Road**  
 Approx. Total Internal Area 1533 Sq Ft - 142.42 Sq M  
 (Including Eaves Storage & Garage)  
 Approx. Gross Internal Area 1267 Sq Ft - 117.67 Sq M  
 (Excluding Eaves Storage & Garage)  
 Approx. Gross Internal Area Of Garage 131 Sq Ft - 12.13 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

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

## Council Tax Band

E

## EPC Rating:

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		76
(69-80)	C		
(55-68)	D		
(39-54)	E	29	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	