

# DURDEN & HUNT

INTERNATIONAL



## Judith Avenue, RM5

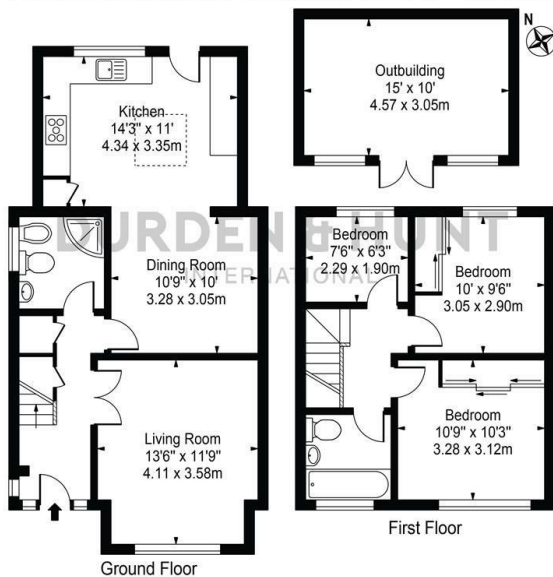
Offers Over £450,000

- Linked Fitted Kitchen And Dining Room
- Three Well Proportioned Bedrooms Two Of Which Have Fitted Wardrobes
- Outbuilding
- Good Sized Living Room
- First Floor Family Bathroom
- Driveway
- Downstairs Family Bathroom
- Rear Garden With Decking Area
- Excellent Transport Links

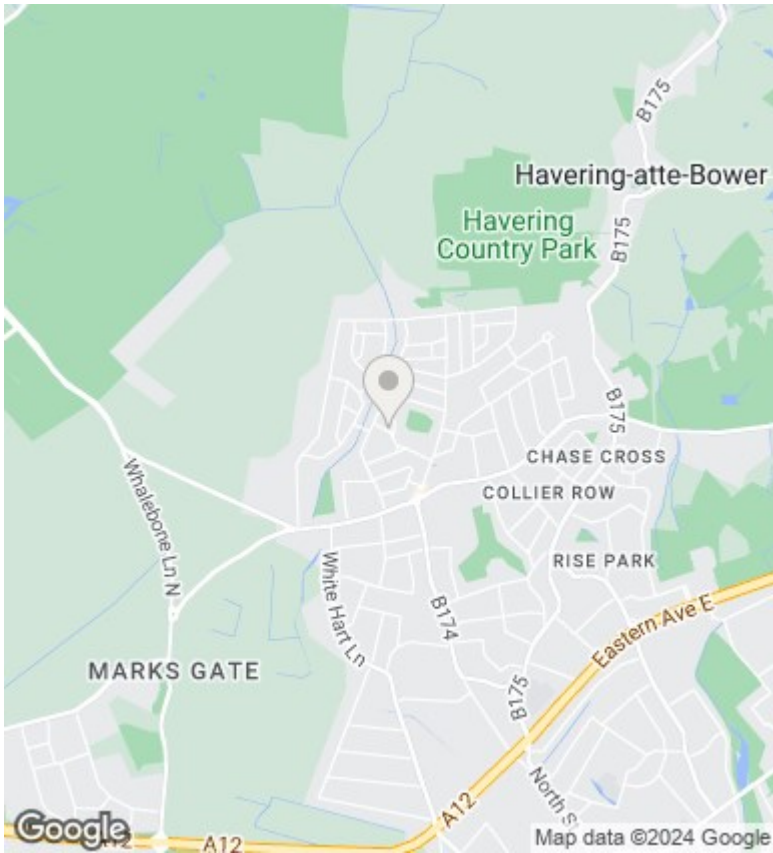
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**Judith Avenue**  
 Approx. Total Internal Area 1075 Sq Ft - 99.87 Sq M  
 (Including Outbuilding)  
 Approx. Gross Internal Area Of Outbuilding 150 Sq Ft - 13.94 Sq M



Ground Floor  
 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

D

### EPC Rating:

D

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         | 86        |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | 68                      |           |
| (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 |           |