

# DURDEN & HUNT

INTERNATIONAL



## Leyburn Crescent, Romford RM3

Offers In Excess Of £450,000

- Good Sized Reception Room
- Fitted Kitchen
- Downstairs Bedroom And En Suite
- Four Additional Bedrooms
- Family Bathroom
- Garden With Patio Area
- Side Storage And Outbuilding
- Driveway
- Excellent Transport Links
- Chain Free

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

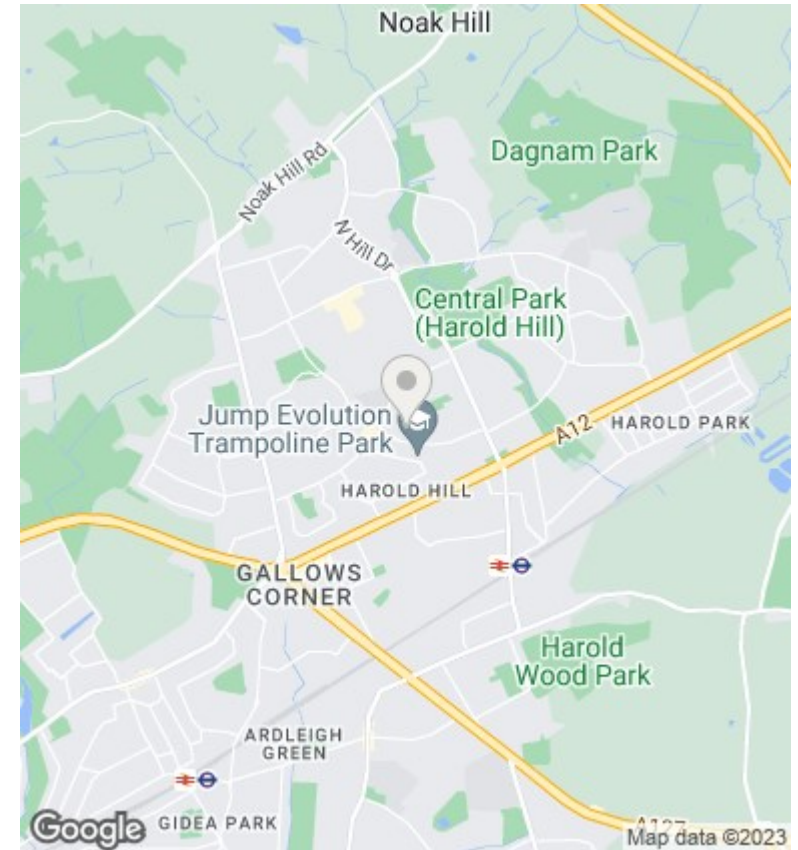
hornchurch@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk>

**Leyburn Crescent**  
 Approx. Total Internal Area 1825 Sq Ft - 169.54 Sq M  
 (Including Outbuilding)  
 Approx. Gross Internal Area Of Outbuilding 238 Sq Ft - 22.13 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

C

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			74
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	
(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	