

DURDEN & HUNT

INTERNATIONAL



Granton Avenue, Upminster RM14

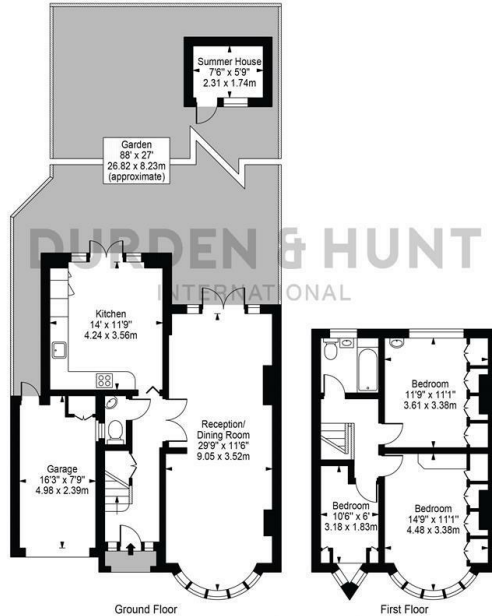
Offers In Excess Of £600,000

- Open Plan Reception And Dining Room
- Three Well Proportioned Bedrooms All With Fitted Wardrobes
- Summer House
- Fitted Kitchen
- Family Bathroom
- Driveway
- Downstairs WC
- Garden And Patio Area
- Excellent Transport Links

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

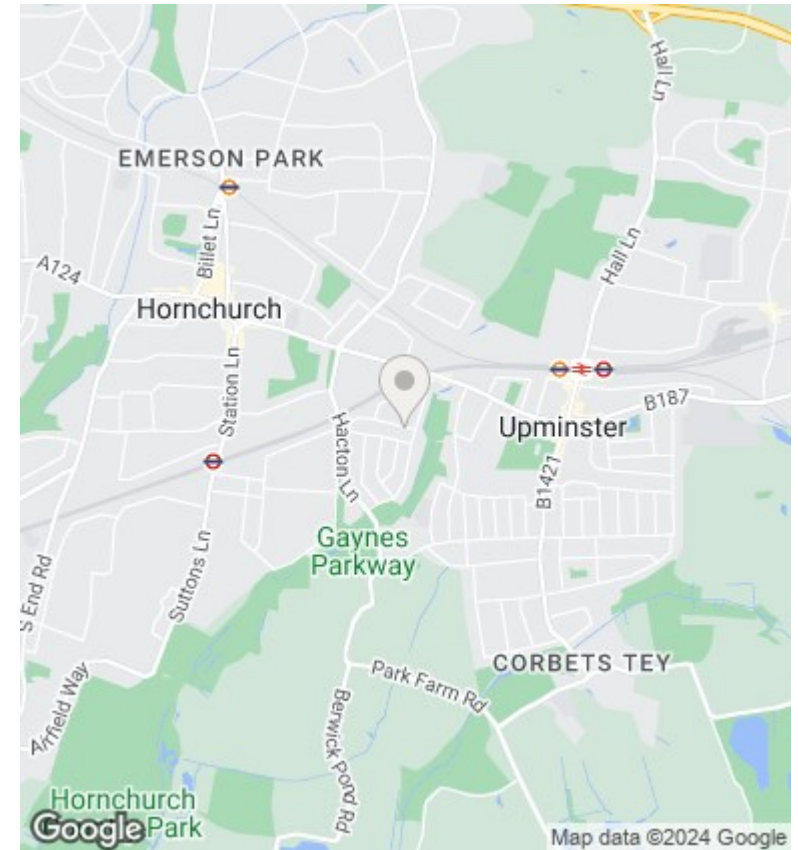
hornchurch@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk>

Granton Avenue
 Approx. Total Internal Area 1252 Sq Ft - 116.34 Sq M
 (Including Garage & Summer House)
 Approx. Gross Internal Area Of Garage 131 Sq Ft - 12.20 Sq M
 Approx. Gross Internal Area Of Summer House 43 Sq Ft - 4.02 Sq M



Ground Floor
 First 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

E

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	