

DURDEN & HUNT

INTERNATIONAL



Springbank Avenue, Hornchurch RM12

£850,000

- Swimming Pool, Garden And Summer House
- Excellent Condition Throughout
- Downstairs WC And Contemporary Family Bathroom
- Downstairs Bedroom And Shower Room
- Garage And Driveway
- Separate Utility Space
- Four Additional Bedrooms, Three With Fitted Wardrobes
- Open Plan Kitchen And Living Room And Additional Reception
- Excellent Transport Links

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

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

Springbank Avenue
 Approx. Total Internal Area 2465 Sq Ft - 228.98 Sq M
 (Including Garage & Summer House)
 Approx. Gross Internal Area Of Summer House 253 Sq Ft - 23.54 Sq M
 Approx. Gross Internal Area Of Garage 78 Sq Ft - 7.27 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

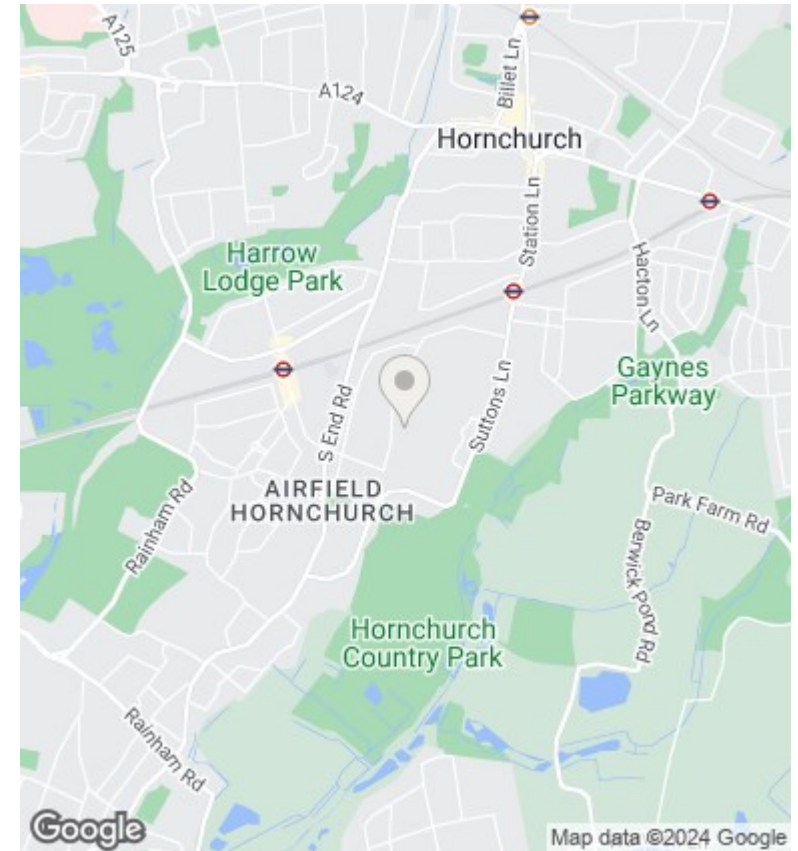
Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

E

EPC Rating:

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	