

# DURDEN & HUNT

INTERNATIONAL



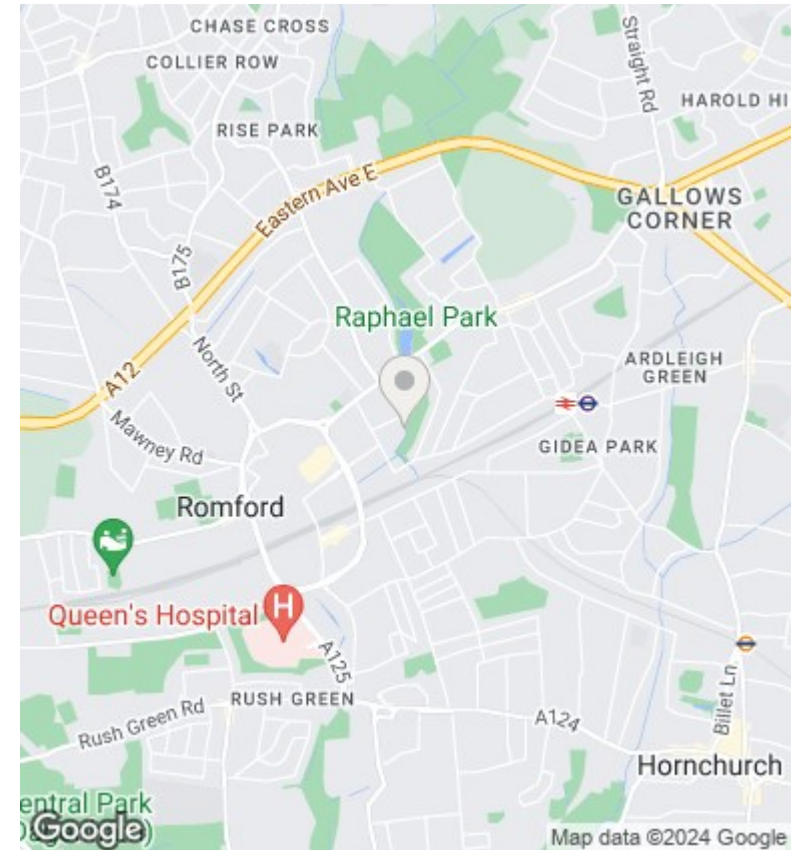
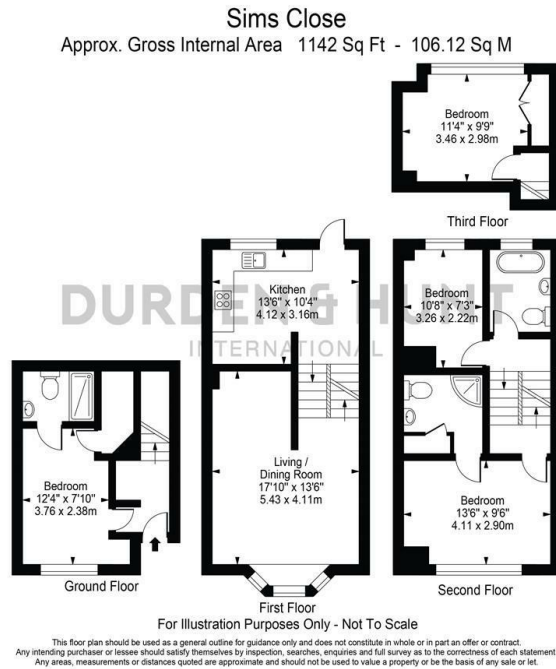
## Sims Close, Romford RM1

Offers In Excess Of £500,000

- Chain Free
- Opportunity For Downstairs Living
- Large Living Room And Modern Kitchen
- Modern Kitchen
- Excellent Transport Links
- Off Road Parking For Two Cars
- Three Bathrooms, Two Of Which Are En Suites
- Views Of Raphaels Park
- Four Bedrooms
- Garden

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

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



### 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>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(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	