

DURDEN & HUNT

INTERNATIONAL



Peartree Gardens, Romford RM7

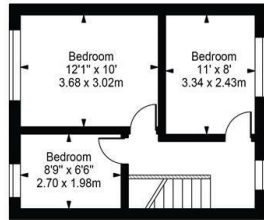
Offers In Excess Of £450,000

- Off Road Parking
- Garden
- Living Room
- Garage
- Three Bedrooms
- Contemporary Family Bathroom
- Good Transport Links
- Sleek Fitted Kitchen

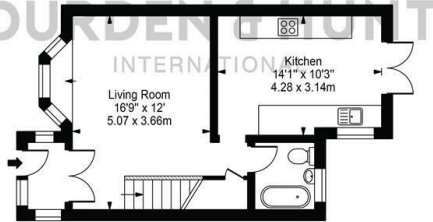
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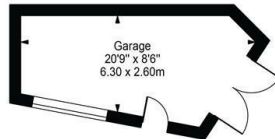
Peartree Gardens
 Approx. Total Internal Area 968 Sq Ft - 89.92 Sq M
(Including Garage)
 Approx. Gross Internal Area Of Garage 159 Sq Ft - 14.78 Sq M



First Floor

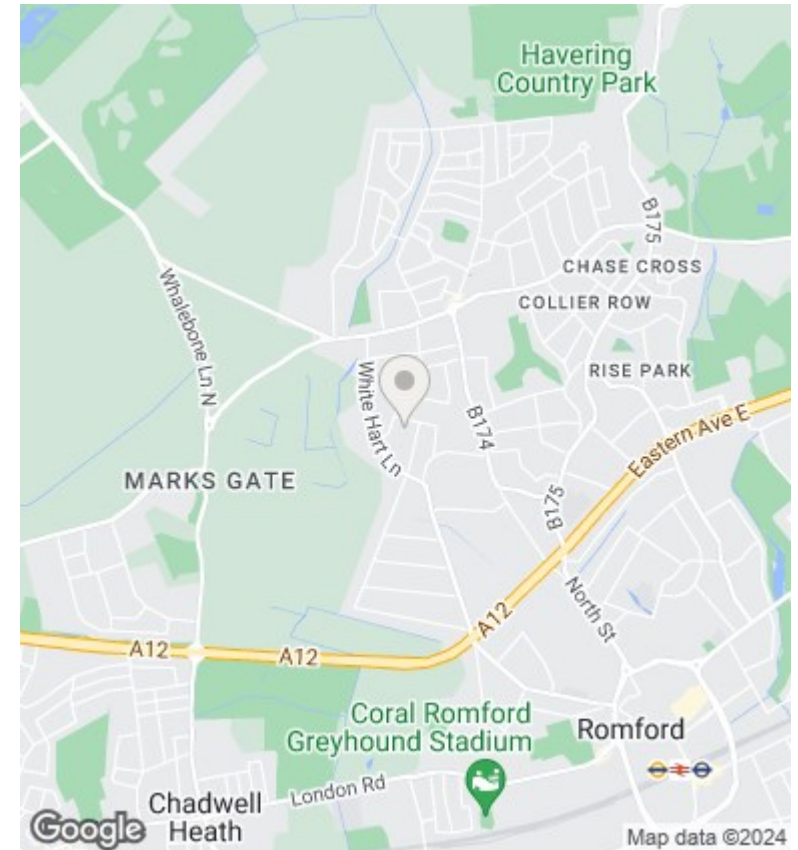


Ground Floor



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

C

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	