



## Chadwell Avenue, Chadwell Heath, RM6 4QH £1,600 PCM

A Three Bedroom Mid-Terraced House. Two reception rooms, open-plan kitchen to reception two and first floor bathroom, plus off street parking for two cars. AVAILABLE NOW



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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**AGENTS NOTE:** 'We routinely refer buyers and sellers to solicitors and conveyancers. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we would receive a referral fee of between £120 and £200 including VAT from them for recommending you to them.'

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

## GROUND FLOOR

### Entrance

Double glazed door to porch.

### Porch

Via double glazed door to hallway.

### Hallway

Laminate flooring. Stairs to first floor. Under stairs storage cupboard. Access to reception one and two.

### Lounge

Double glazed window to front. Feature fireplace. Carpet.

### Open Plan Kitchen/Reception Two

Gas hob. Fridge/freezer. Washing machine. Double glazed window to rear. Laminate flooring. Range of wall and base units. Stainless steel sink unit with mixer taps. Gas cooker. Access to garden.

## FIRST FLOOR

### Landing

Carpet. Storage cupboard. Access to loft.

### Bedroom One

Double glazed window to front. Fitted cupboards. Carpet.

### Bedroom Two

Double glazed window to rear. Laminate flooring. Fitted cupboard with fitted base units.

### Bedroom Three

Double glazed window to front. Carpet.

### Bathroom

Double glazed window to rear. Panelled bath with mixer taps and shower attachment. Vanity sink unit. Low flush wc. Tiled walls and flooring.

## EXTERIOR

### Front Garden

Off street parking for two vehicles.

### Rear Garden

Paved patio area. Laid to lawn. Shed to rear. BBQ area to rear.

