



## Cotleigh Road, Romford

Rent **£1,300 pcm**



Three-bedroom semi-detached house located in Romford Town Centre and close to Romford Station.

Double glazing, gas central heating, laminated flooring in the through lounge and a good-sized garden.

Local to the shops and junior schools and easy transport links into London.

- **THREE BEDROOMS**
- **ONE RECEPTION**
- **FAMILY BATHROOM**
- **DOUBLE GLAZING**
- **CLOSE TO ROMFORD STATION AND THE TOWN**
- **GOOD-SIZED GARDEN**
- **LOCAL TO THE SHOPS**
- **PERMIT PARKING**
- **GAS CENTRAL HEATING**

## ACCOMMODATION

KITCHEN

LOUNGE

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.