



## Chalforde Gardens, Romford Rent **£1,100 pcm**



GBP Estates are pleased to offer this two-bedroom ground floor maisonette with added benefit of own garden. The property is within very close proximity to Gidea Park train station and can easily walk to Romford Town Centre and station. Close to local amenities and transport links. Available now!

- **GROUND FLOOR MAISONETTE**
- **TWO DOUBLE BEDROOMS WITH FITTED WARDROBES**
- **FITTED KITCHEN**
- **OWN GARDEN**
- **WITHIN WALKING DISTANCE TO GIDEA PARK STATION**

## ACCOMMODATION

### HALLWAY

### LOUNGE


### KITCHEN

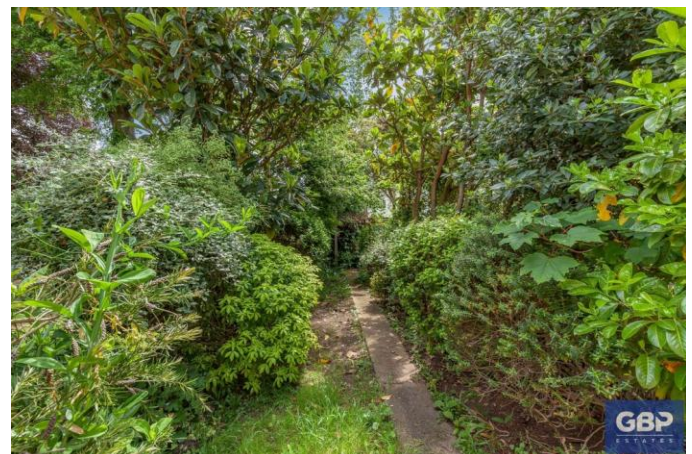
### BEDROOM ONE

### BEDROOM TWO

### BATHROOM



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>		72
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(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.