



Amery Gardens, Romford

Rent **£1,650 pcm**



Refurbished to a good standard with new flooring is this lovely three bedroom house which has many benefits of having a modern look throughout, modern white kitchen, large through lounge, good size garden.

Newly fitted gas central heating, double glazing. Garen shed

Viewing is a must to appreciate what this home has to offer.

Available now

- **THREE BEDROOMS**
- **RECENTLY REFURBISHED THROUGHOUT**
- **MODERN WHITE KITCHEN**
- **MODERN SHOWER ROOM**
- **GAS CENTRAL HEATING NEW**
- **DOUBLE GLAZING**
- **GOOD SIZE GARDEN**
- **NEW FLOORING**
- **CLOSE FOR GIDEA PARK STATION**
- **ACCESS TO A12, A127 AND M25**

ACCOMMODATION

HALLWAY

LOUNGE

KITCHEN

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

GARDEN

SHED



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 91 |
| (69-80) | C | | |
| (55-68) | D | 70 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| 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.