



Durham Avenue, Romford

Rent **£1,800 pcm**



GBP Estates are pleased to offer this spacious three-bedroom house within a short distance to Gidea Park Station. This property benefits from having a large modern fitted kitchen, dining area and lounge. There is also a garden with side access and a log cabin to the rear for storage. It has three double bedrooms and a spacious bathroom with a separate shower and bathtub and two sinks. Loft space also available for extra storage and a driveway parking. Available from 14th April 2023!

Please note, these picture are being used however since they were taken the property has been fully refurbished

- **THREE DOUBLE BEDROOMS**
- **OFF STREET PARKING**
- **WELL, PRESENTED THROUGHOUT**
- **LOG CABIN TO REAR OF GARDEN**
- **MODERN KITCHEN**
- **MODERN BATHROOM**
- **DOUBLE GLAZING**
- **GAS CENTRAL HEATING**
- **UNFURNISHED**
- **AVAILABLE FROM 14TH APRIL**
- **CALL GBP ESTATES FOR VIEWINGS**

ACCOMMODATION

LOUNGE

DINING AREA

KITCHEN

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

GARDEN

LOG CABIN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		67	86
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		65	85
		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.