



## Geneva Gardens, Chadwell Heath, Romford, RM6 6SP £1,650

A THREE BEDROOM END OF TERRACE HOUSE WITH AN ATTACHED GARAGE, situated off Whalebone Lane North, close to schools, local shops and bus routes. FULL WORKING TENANTS ONLY. AVAILABLE 17TH DECEMBER 2020.



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		23	
(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

### Lounge:

Carpeted. Curtains and Nets.

### Newly Fitted Kitchen:

Electric oven and hob. Fridge/freezer. Washing Machine. Dishwasher. Microwave. Tiled flooring.

## FIRST FLOOR:

### Bedroom One:

Double Bedroom. Carpet. Curtains and nets. Fitted wardrobe. Chest of Drawers.

### Bedroom Two:

Double Bedroom. Fitted wardrobes. Carpet. Curtains.

### Bedroom Three:

Single Bedroom. Carpet. Curtains and nets. Fitted wardrobe.

### Newly Fitted Bathroom:

Three piece suite with electric shower over bath. Tiled flooring.

## EXTERIOR:

### Front Garden:

Off street parking.

### Attached Garage:

### Rear Garden:

Patio area. Remainder laid to lawn.

## FEATURES:

Gas Central Heating

Double Glazing

Unfurnished

Available 17th December 2020

