



## Chalforde Gardens, Romford Rent **£1,275 pcm**



Ground floor maisonette with two double bedrooms located a couple of minutes' walk to Gidea Park Station. There is a separate lounge and kitchen fitted with an integrated fridge/freezer and a washing machine. There is also a bathroom with a shower over the bath. It also has the benefit of driveway parking for three cars and its own garden with side access. Available from 19th March 2022.

- **GROUND FLOOR MAISONETTE**
- **TWO DOUBLE BEDROOMS**
- **UNFURNISHED**
- **FITTED KITCHEN WITH APPLIANCES**
- **GAS CENTRAL HEATING**
- **DRIVEWAY PARKING FOR THREE CARS**
- **TWO MINUTES WALK TO GIDEA PARK STATION**
- **OWN GARDEN WITH SIDE ACCESS**
- **AVAILABLE 19TH MARCH 2022**

## ACCOMMODATION

## HALLWAY

## LOUNGE

## BEDROOM ONE

## BEDROOM TWO

## BATHROOM

## KITCHEN

## CONSERVATORY

## GARDEN



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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.