



Cranleigh Gardens, Barking IG11 9TJ

£2,625 Per month

PLEASE CHECKOUT OUR 3D TOUR OF THIS LOVELY HOME !

Birchills Estate Agent are very pleased to present the rental market this four bedroom house, within walking distance to Barking Tube station

The Ground floor offers a large through lounge and a modern kitchen.

The first floor boasts two double bedrooms, a single with fitted wardrobes and a family shower room.

To the second floor there is a large shower room, a very large double bedroom.

To there rear there is a private garden and to the front there is on street resident permit parking.

Please call a member of Birchills Team today to arrange an early viewing - we expect this fabulous flat to let very quickly.

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Reception 1

12'5" x 11'10" (3.8 x 3.62)

Reception 2

12'0" x 10'10" (3.67 x 3.31)

Kitchen

16'6" x 8'0" (5.05 x 2.44)

Hallway

Bedroom 1 - Master

18'11" x 17'3" (5.78 x 5.28)

Bedroom 2

11'11" x 9'8" (3.64 x 2.96)

Bedroom 3

12'0" x 10'4" (3.66 x 3.16)

Bedroom 4

7'10" x 7'5" (2.40 x 2.27)

Bathroom - 1st floor

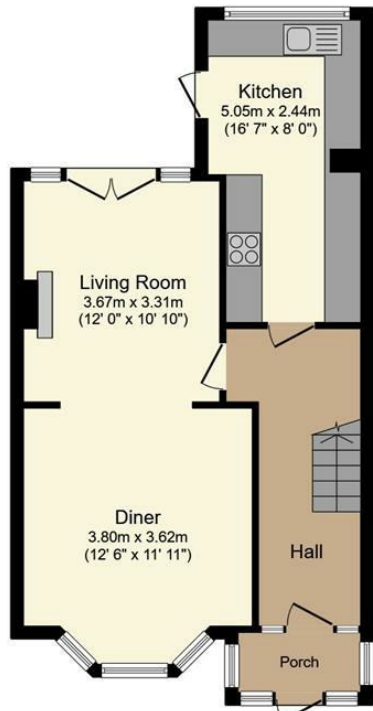
7'6" x 5'6" (2.31 x 1.70)

Shower room - Loft

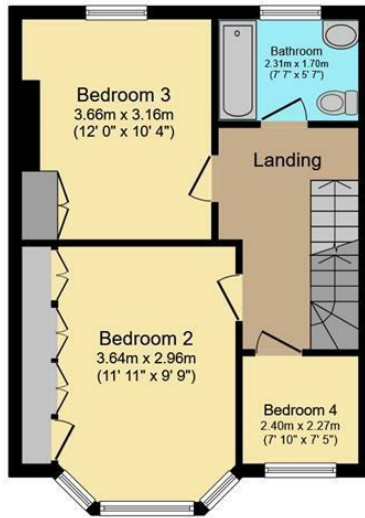
8'0" x 5'4" (2.44 x 1.64)

Garden

80 (24.38m)



Ground Floor

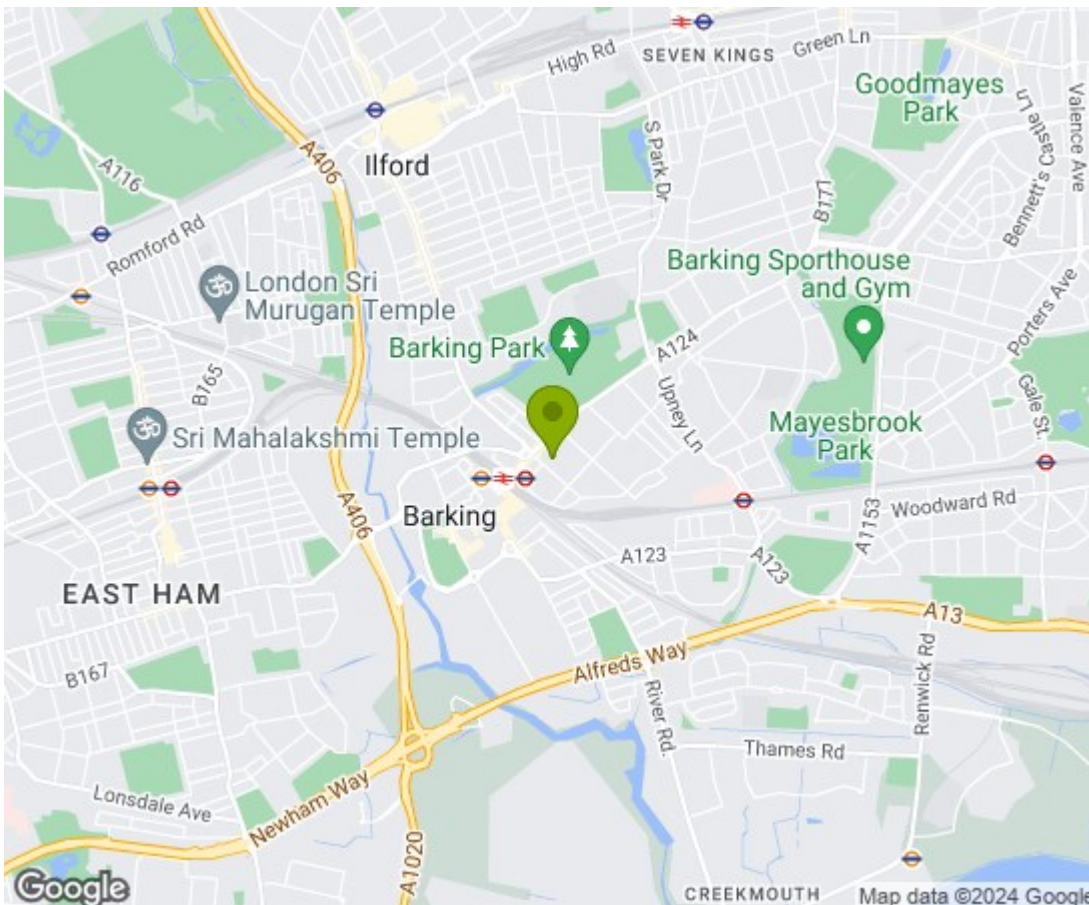


First Floor



Second Floor

Total floor area 126.6 sq.m. (1,363 sq.ft.) approx



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

