



Devonshire Road, Ilford IG2 7EN

£3,750

2 HOUSES !

5 BEDROOM HOUSE & SEPARATE 1 BEDROOM HOUSE !

Birchills Estate Agents are very pleased to present the rental market this fantastic 4 Bedroom House and separate 1 bedroom house, all within close walking distance to Newbury Park Tube Station.

Description - 5 Bedroom House

The ground floor offers 3 large open plan reception rooms, downstairs double bedroom, downstairs shower room, and a beautifully presented kitchen with appliances that leads out to a very low maintenance garden.

The 1st floor offers 2 double bedrooms, single bedroom, and a family bathroom.

2nd floor boasts a further huge double bedroom, and an en-suite shower room.

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Shower Room

7'8" x 3'2" (2.36 x 0.99)

Kitchen/Diner

32'6" x 18'3" (9.93 x 5.58)

Bedroom 1

12'8" x 11'5" (3.87 x 3.5)

Bedroom 2

13'8" x 12'2" (4.18 x 3.72)

Bedroom 3

7'8" x 6'11" (2.34 x 2.13)

En Suite

7'8" x 5'10" (2.34 x 1.8)

Bathroom

7'10" x 7'9" (2.41 x 2.37)

Kitchen/Living room

34'6" x 11'1" (10.52 x 3.4)

Bedroom 4

11'10" x 11'1" (3.63 x 3.4)

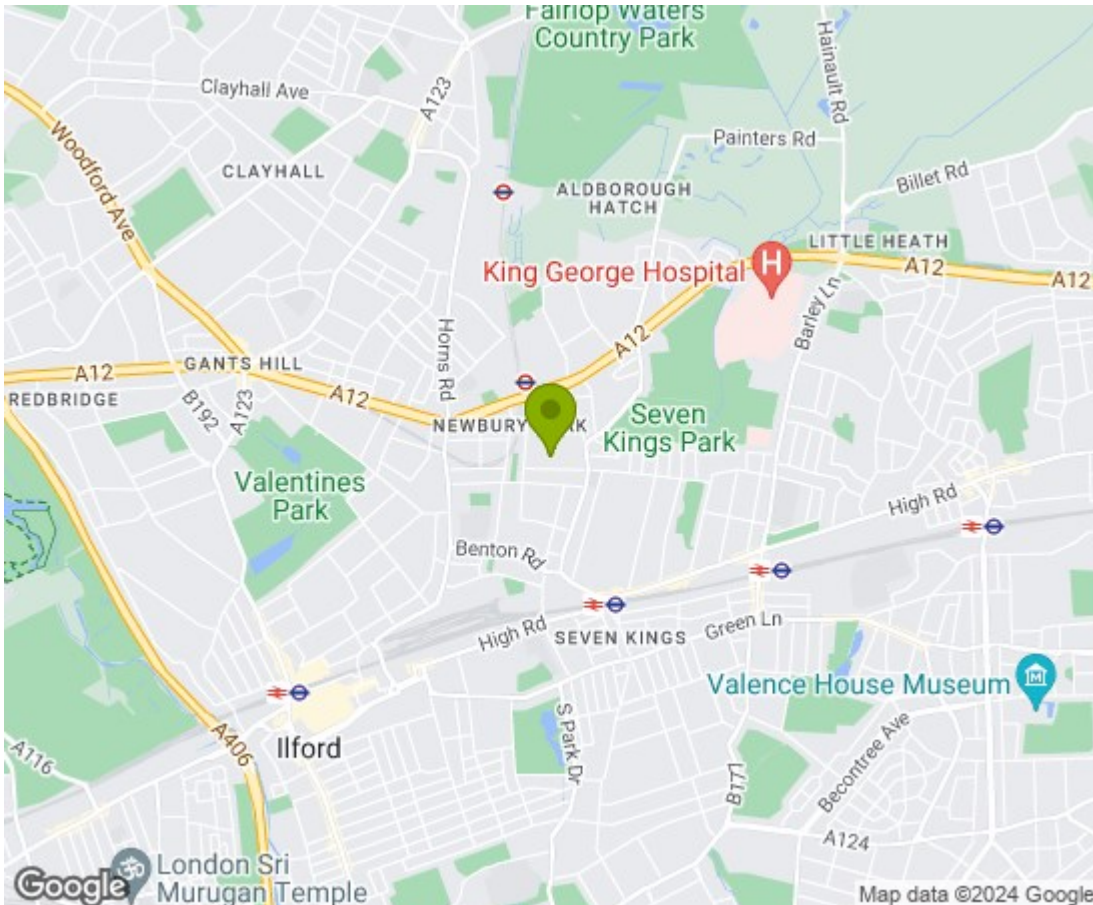
Shower Room 2

2.06 x 2

Bedroom 5

13'8" x 13'5" (4.19 x 4.11)





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		
(1-20) G		
Not energy efficient - higher running costs		
	74	83

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		

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