



Coronation Close, Ilford IG6 1DB

£2,000

Birchills Estate Agents are very pleased to offer the rental market this superb 3 bedroom semi-detached house, within close distance to Barkingside Train Station.

The ground floor of this lovely home offers 2 open plan reception rooms, conservatory, kitchen with appliances and a downstairs WC.

The first floor boasts 3 double bedrooms, a family bathroom with WC and a separate WC.

This property also benefits a double garage, driveway for further off street parking, and a well sized garden to the rear.

Please call a member of Birchills Team today - we expect this fabulous home to let very quickly.

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Entrance Hall
14'11" x 6'7" (4.55 x 2.03)

Guest Cloakroom
4'2" x 2'6" (1.29 x 0.78)



Conservatory
16'8" x 8'9" (5.09 x 2.69)



Reception
27'7" x 11'11" (8.41 x 3.65)



Kitchen
11'6" x 8'0" (3.52 x 2.44)



Bedroom 1
13'10" x 10'0" (4.23 x 3.05)



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Bedroom 2
13'9" x 10'5" (4.2 x 3.18)



Garage
15'1" x 16'7" (4.6 x 5.07)



WC
6'3" x 2'9" (1.93 x 0.84)

Bedroom 3
9'6" x 8'0" (2.92 x 2.45)



Bathroom
10'11" x 5'5" (3.34 x 1.66)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		59
(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		
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