

Monkswood Gardens, Ilford IG5 0DG

Price guide £670,000

£500 CASH BACK WHEN YOU BUY WITH BIRCHILLS ON THIS PROPERTY !

Birchills Estate Agents are pleased to present the rental market this beautiful three bedroom house in Clayhall .

The ground floor of this lovely warm home boasts a large reception room, living room, gorgeous kitchen/diner with appliances, and a downstairs WC.

The first floor offers two double bedrooms, a single bedroom and a family bathroom.

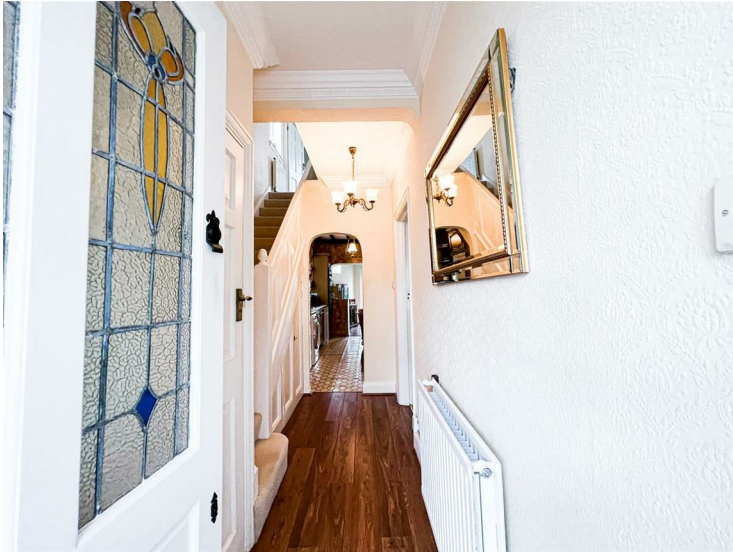
To the rear of the house you will find a beautifully presented large private garden.

This property also benefits a garage for extra secured parking or storage.

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

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Entrance Hall
3'2" x 11'8" (0.99 x 3.58)



Living Room
9'2" x 18'4" (2.8 x 5.6)



WC
5'4" x 2'9" (1.65 x 0.84)



Kitchen/Diner
7'7" x 14'1" (2.32 x 4.3)



Reception Room
12'5" x 32'1" (3.81 x 9.8)



Bedroom 1
15'1" x 12'5" (4.6 x 3.8)



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Bedroom 2
17'7" x 10'4" (5.36 x 3.17)



Front Of House



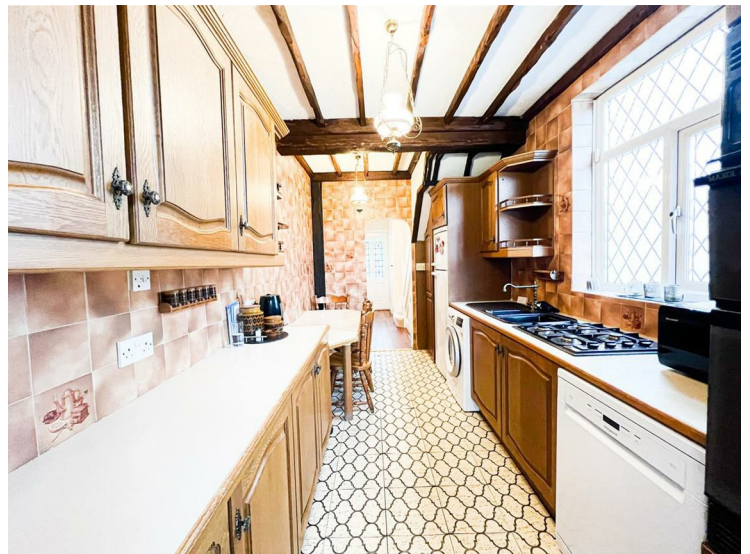
Bedroom 3
12'4" x 7'3" (3.77 x 2.21)



Garden



Bathroom
9'2" x 7'4" (2.8 x 2.26)



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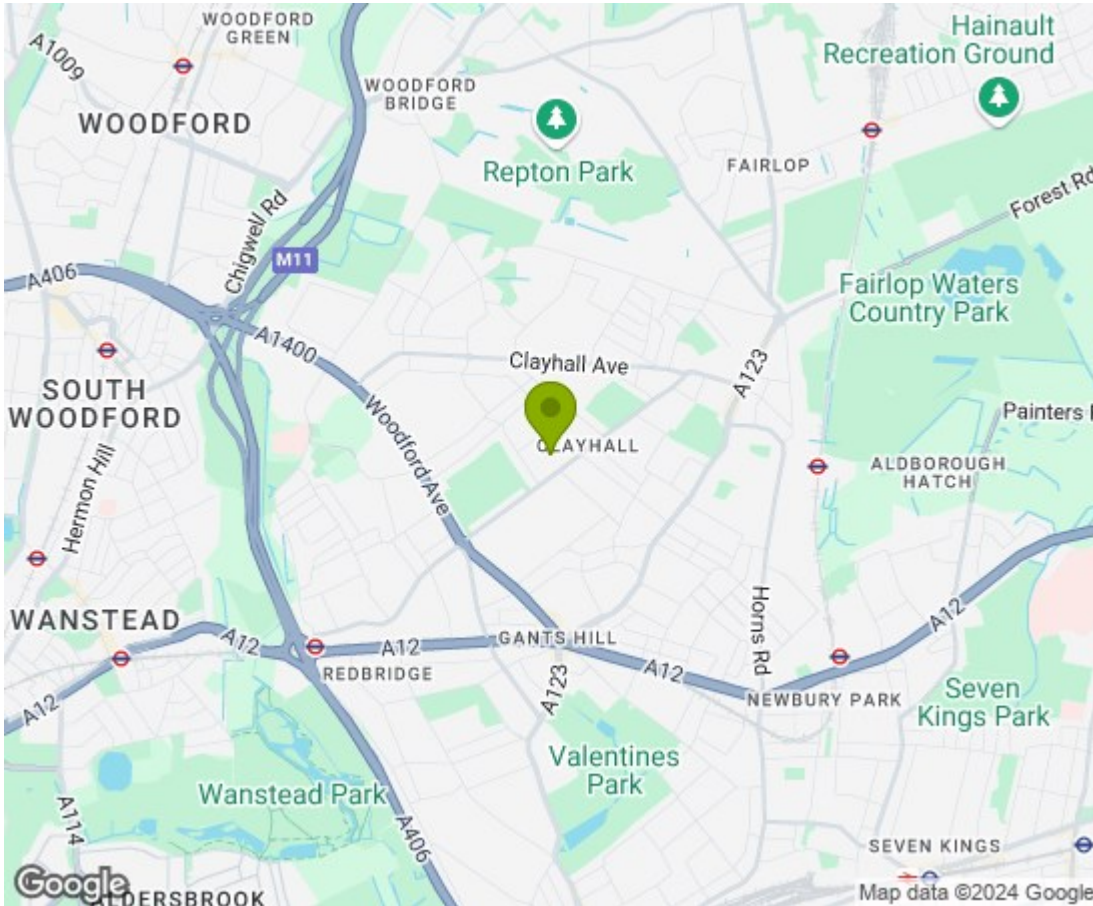
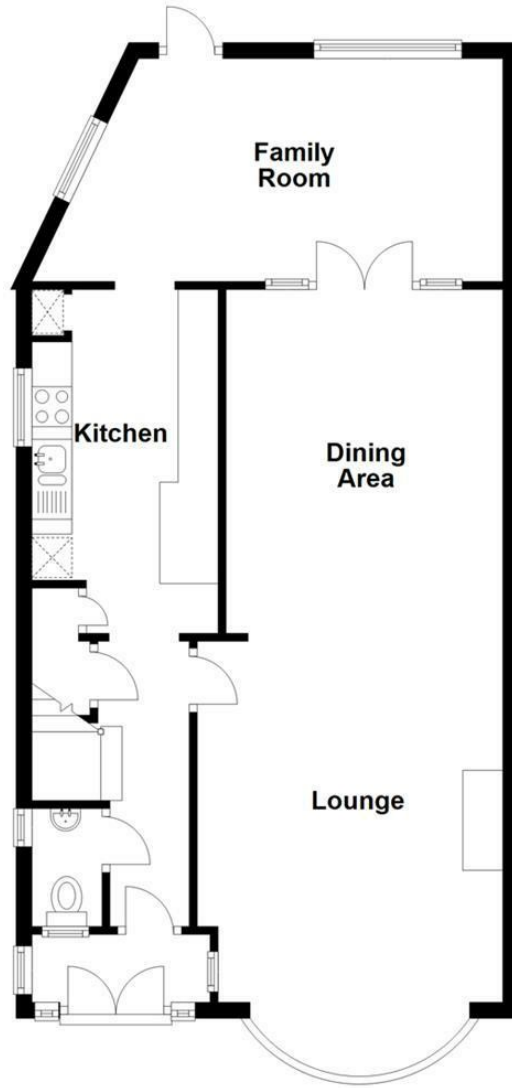


Garage
23'0" x 8'5" (7.03 x 2.57)



Ground Floor

Approx. 68.2 sq. metres (734.4 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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