



## Sunnyside Road, Leyton E10 7BB

**£3,300**

PLEASE CHECK OUT OUR 3D VIRTUAL SHOWCASES OF THIS AMAZING FAMILY HOME !

Solar Power - Cheaper Electricity Bills

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

The ground floor of this lovely warm home boasts a large lounge, separate kitchen/diner with appliances, shower room and a double bedroom.

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

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

The front offers, on street resident permit parking.

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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Total area (approx.): 101.6 sq. m (1,093.6 sq. ft)



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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