



## Reydon Avenue, London E11 2JD

**£3,300**

PLEASE CHECK OUT OUR 3D VIRTUAL SHOWCASE OF THIS BEAUTIFUL HOME!

Birchills Estate Agents are very pleased to present the rental market this 5 bedroom house within walking distance to Wanstead Tube Train Station.

The ground floor of this lovely home offers a large living room, open to a very bright skylighted kitchen/diner with appliances that leads out to a private low maintenance garden. The ground floor also benefits a downstairs double bedroom, and a downstairs shower room with WC.

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

The second floor boasts a further huge double bedroom with an en-suite shower room with WC.

To the front of this wonderful home you will find a driveway for off street parking.

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

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**Entrance Porch**  
9'10" x 4'4" (3 x 1.34)

**Entrance Hall**  
15'7" x 8'5" (4.75 x 2.59)



**Bedroom 1**  
16'3" x 13'6" (4.96 x 4.13)



**Reception**  
12'7" x 13'4" (3.84 x 4.08)

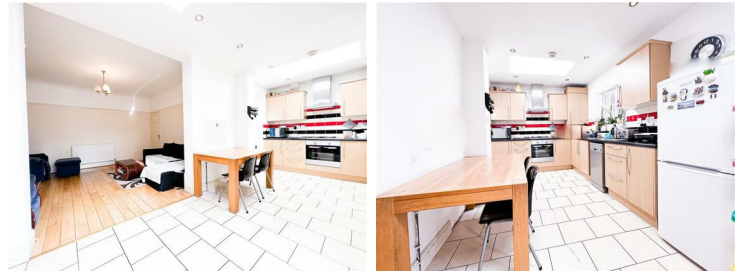


**Shower Room**  
8'10" x 2'11" (2.7 x 0.91)



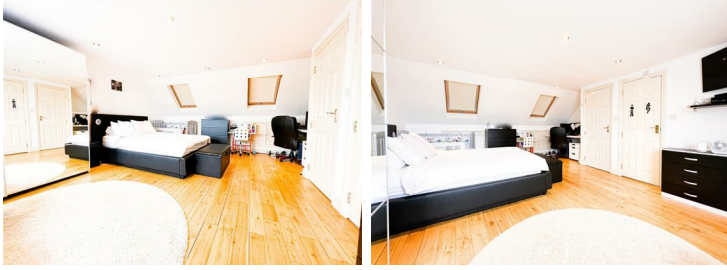
**Kitchen**  
20'5" x 19'10" (6.23 x 6.07)

**Diner**



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**Bedroom 2**  
13'10" x 12'7" (4.24 x 3.84)



**En Suite**  
9'6" x 5'8" (2.9 x 1.75)



**Bedroom 3**  
16'3" x 13'5" (4.96 x 4.1)



**Front Of House**



**Bedroom 4**  
8'2" x 8'7" (2.51 x 2.63)



**Garden**



**Bedroom 5**  
18'11" x 13'1" (5.78 x 4)

**Bathroom**  
9'10" x 8'1" (3.01 x 2.48)

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>70</b>	

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

