



## **Worcester Crescent, Woodford Green IG8 0LS**

**£3,300**

Birchills Estate Agents are thrilled to offer the rental market this stunning 3 bedroom family home in Woodford Green.

This beautiful property boasts 2 separate reception rooms, modern kitchen with appliances and a shower room on the ground floor.

To the first floor there are 3 bedrooms and a family bathroom.

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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**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		
	74	81

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

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
	78	88

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

