



Leaf Hill Drive, Romford



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£1,700.00 pcm

This superb two bedroom end-of-terrace home is one of the best examples we have let of this type. Set on this very desirable and sought after estate the house benefits from solar panels delivering exceptional energy efficient, low-cost electricity and hot water. There is a good sized lounge/diner, modern fitted kitchen and also downstairs WC, with two double bedrooms to the first floor and family bathroom. Being 2.6 miles from Harold Wood station the house is to be let unfurnished on a long term basis from early August '25. EPC. B.



Entrance Hall

Modular wood effect entrance door with obscure double-glazed insets, quality wood-effect Amtico style flooring radiator/cover, access to first floor via carpeted stairway. Wall mounted alarm panel. Door to under-stairs storage cupboard.

Ground floor WC

Continuation of flooring from hallway. Matching white suite comprising; WC, fitted wash hand basin with fitted cupboard beneath. Tiled splash-backs to WC and sink. Extractor fan.

Kitchen

9' 8" x 8' 0" (2.94m x 2.44m)
With continuation of flooring as per hallway. Double-glazed windows to front, well fitted with a range of matching wall mounted and base level units. Rolled edge wood-effect work-surface with fitted one and a half bowl stainless steel sink unit and mixer tap. Fitted range of appliances to include; four ring gas hob with double electric oven beneath and extractor hood over, slimline dishwasher, 50/50 fridge/freezer and washer dryer. Stainless steel splash-back to hob.

Lounge/Diner

15' 2" x 11' 11" (4.62m x 3.63m) Continuation of flooring from hallway. Double-glazed windows and double doors to rear, TV point.

First Floor Landing

Carpeted with access to airing cupboard.

Bedroom 1

13' 1" to front of wardrobes x 9' 3" (3.98m x 2.82m)

Double-glazed windows to rear, fitted carpet, range of free-standing wardrobes to one wall to remain. TV point. Access to loft.

Bedroom 2

15' 0" max into alcove x 9' 11" (4.57m x 3.02m)

Double-glazed windows to front, fitted carpet, TV point.

Bathroom

Tiled flooring, with part tiled walls and matching white suite comprising; close coupled WC, wall mounted wash hand basin and panelled bath with fitted shower screen and shower unit/mixer over bath. Heated towel rail, shaver point.

Externally

The rear garden has been landscaped for low maintenance and consists; initially laid to paving with wooden step up to remainder, which is laid to artificial grass. External lighting, further low level LED lighting, exterior tap and power. Access to side via gate with right of way access. Front is laid to tarmac giving off street parking for one family sized car. Path to front door with covered porch and external lighting. well tended shrub borders.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	88
(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		



Council Tax Band C

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