



Directions

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.

EPC Rating

D

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



Queens Avenue, Woodford Green, IG8 0JE

£3,950 PCM

- Available End Of May
- Four/Five Bedrooms
- Spacious Kitchen/Dining Room
- Two Bathrooms
- Holding Deposit £911.53 and Security Deposit £4,557.69.
- Offer For A Short Term 6 Month Rental
- Two Large Reception Rooms
- Unfurnished & Period Features Throughout
- Driveway For Two Cars

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Caplen Estates are the sole agents of this property and are pleased to offer you to the rental market this spacious four/five bedroom semi detached house, situated in the heart of the Monkams Estate in Woodford Green which is available on a short term 6 MONTH RENTAL.

The property is offered to you on a unfurnished basis and when entering the property you are meet by a large entrance hall with doors leading to a formal reception room with wooden flooring throughout, fireplace and large bay windows allowing lots of natural light. Further to this there is an additional reception room, integrated kitchen leading to a bright dinning area, utility room, four double bedrooms with the fifth having access to either a child's nursery or dressing room. There are two spacious bathrooms, both modern and benefiting from baths with separate showers, The rear garden is part paved/part lawn and in excess of 80ft, there is a driveway for two cars and is within close proximity of Woodford Green & Roding Valley Central Line Stations. Call our lettings team on 0203 937 7733 to arrange a viewing. Holding Deposit £911.53 and Security Deposit £4,557.69.



Council Tax Band: G

