

INCORPORATING...

brian **dadd** commercial

TO LET

**£2,200 PER CALENDAR  
MONTH**

- Three Bedroom House
- Two Receptions
- Modern Fitted Kitchen
- First Floor Bathroom Suite
- Fully Double Glazed
- Close to Station & Amenities
- Gas Central Heating (untested)
- Large Rear Garden
- Council Tax Band - D
- Available Now

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[www.clarkehillyer.co.uk](http://www.clarkehillyer.co.uk)

**91 COOLGARDIE AVENUE, CHINGFORD, LONDON, E4  
9HU**



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



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### Entrance

Via front garden with pathway to part-glazed wooden door to entrance hall with radiator, picture rail, understairs storage cupboard, smoke alarm, laminate flooring, stairs to first floor landing, doors to:

### Reception One

13'4 x 12'4

Double-glazed bay window to front aspect, radiator, picture rail, power points, aerial point, laminate flooring.

### Reception Two

Double-glazed window to rear aspect and double-glazed door to rear garden, double radiator, picture rail, power points, laminate flooring.

### Kitchen

10'8 x 6'10

Double-glazed window to rear aspect, modern fitted kitchen comprising fixed wall and base units with single drainer sink unit and mixer tap, wall-mounted combination boiler, plumbed washing machine, free standing fridge-freezer, built-in oven and hob with extractor hood, smoke alarm, spot lights, power points, part-tiled walls, vinyl flooring, double-glazed door to rear garden.

### First Floor Landing

Loft access, built-in storage cupboard,

smoke alarm, picture rail, fitted carpet, doors to:

### Bathroom

White bathroom suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level wc, fitted bathroom cabinet, chrome heated towel rail, spot lights, part-tiled walls.

### Bedroom One

13'7 x 10'4

Double-glazed bay window to front aspect, double radiator, picture rail, power points, carpet.

### Bedroom Two

12'7 x 10'3

Double-glazed window to rear aspect, double radiator, picture rail, power points, built-in storage cupboard, carpet.

### Bedroom Three

8'3 x 7'7

Double-glazed window to front aspect, double radiator, picture rail, power point, carpet.

### Rear Garden

Large rear garden with rear access, exterior light, mostly laid to lawn, planted borders, rear access.





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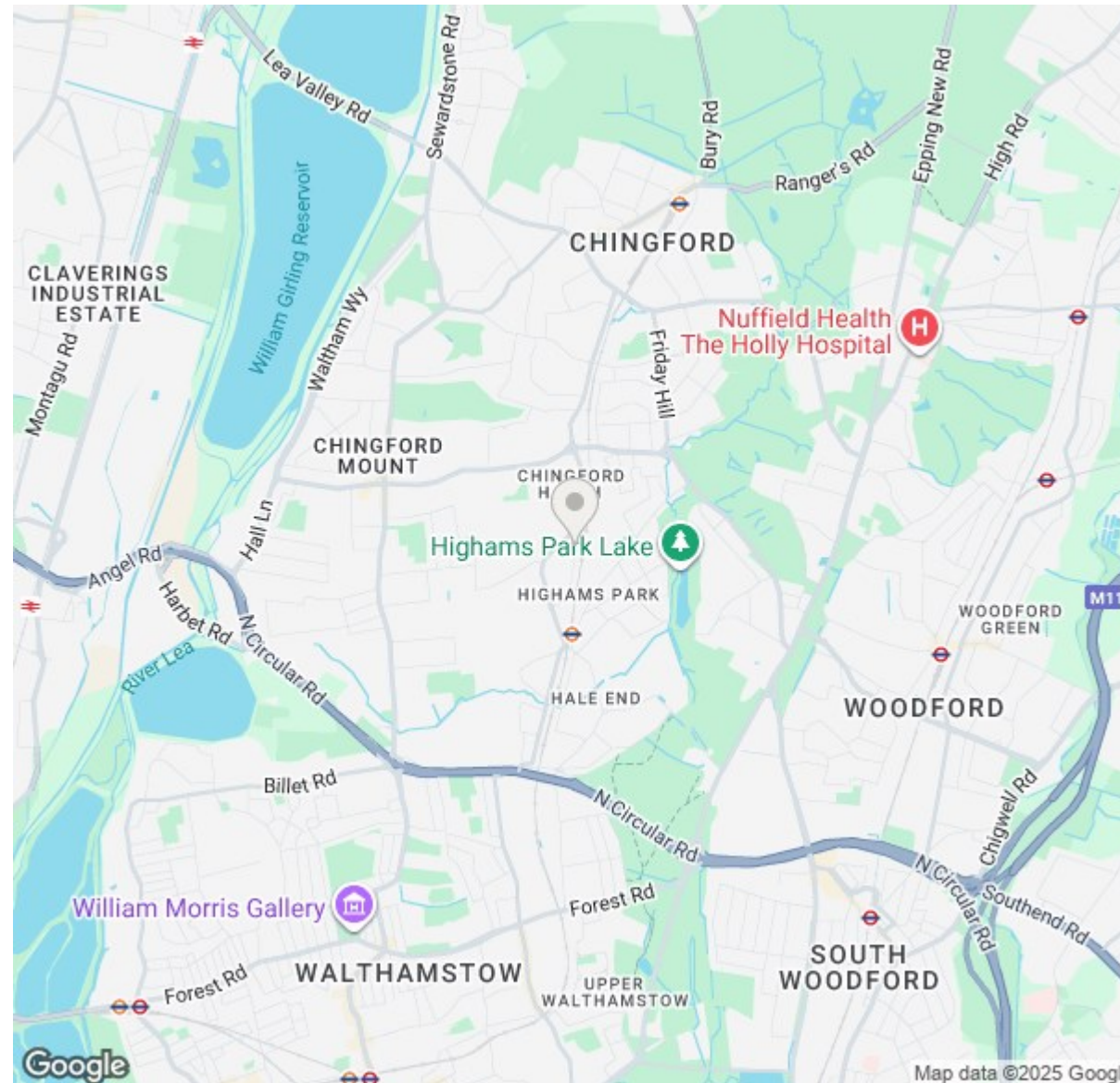
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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