



Oaks Lane, Ilford, IG2 7QE £1,650 PCM

"GUIDE PRICE £1,650 - £1,700 PCM"

A THREE BEDROOM END OF TERRACE HOUSE. Benefitting from two receptions, open-plan kitchen/diner, utility room and ground floor wc. Off street parking, close to Newbury Park Station and part furnished. AVAILABLE 1ST AUGUST 2021.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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website

AGENTS NOTE: "We routinely refer buyers and sellers to solicitors and conveyancers. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we would receive a referral fee of between £120 and £200 including VAT from them for recommending you to them."

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

GROUND FLOOR

Entrance

Via porch to hallway.

Hallway

Laminate flooring. Stairs to first floor. Understairs storage. Access to Kitchen and Reception One.

Reception One

Double glazed window to front. Lamianté flooring. Access to Kitchen/Diner.

Kitchen/Diner

Range of wall and base units. One and half bowl stainless steel sink drainer with mixer taps. Tiled floor and laminate flooring. Fridge/freezer. Access to garden. Under stairs storage. Access to ground floor wc.

Ground Floor WC

Low flush wc. Pedestal wash hand basin.

FIRST FLOOR

Landing

Carpet. Access to rooms. Loft.

Bathroom

Double glazed window to rear. Panelled bath. Vanity sink unit. Low flush wc. Tiled walls and floor. Heated towel rail.

Bedroom One

Double glazed window to front. Lamianté flooring. Two cupboards.

Bedroom Two

Double glazed window to rear. Laminate flooring.

Bedroom Three

Double glazed window to front. Lamianté flooring. Built-in storage cupboard.

EXTERIOR

Rear Garden

Two sheds. Access to front via side.

Front Garden

Off street parking.

