

**A&M**  
ARBON MILLER  
EST 1976

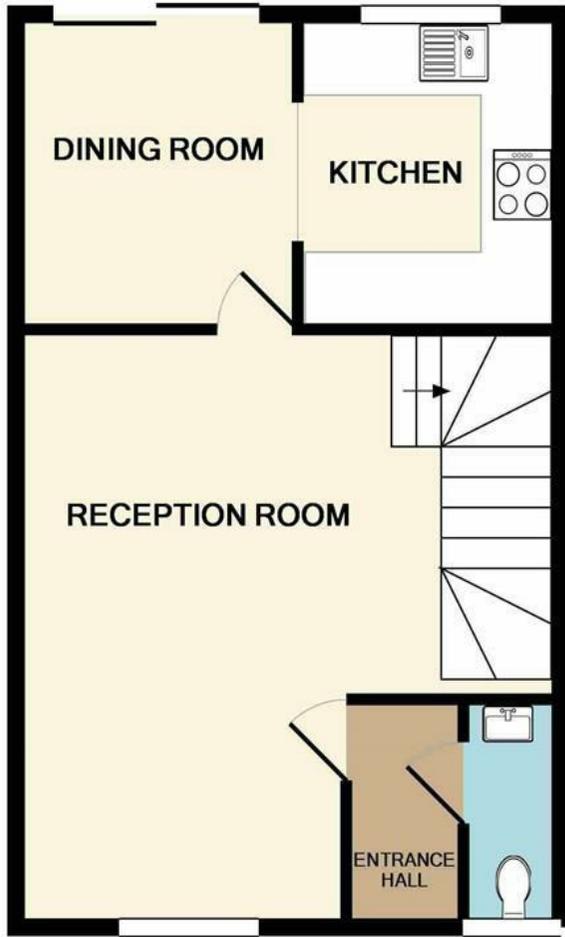
A & M  
ARBON MILLER  
EST 1976

177 Tomswood Hill  
Hainault, Essex IG6 2GD  
£2,200 Per calendar month

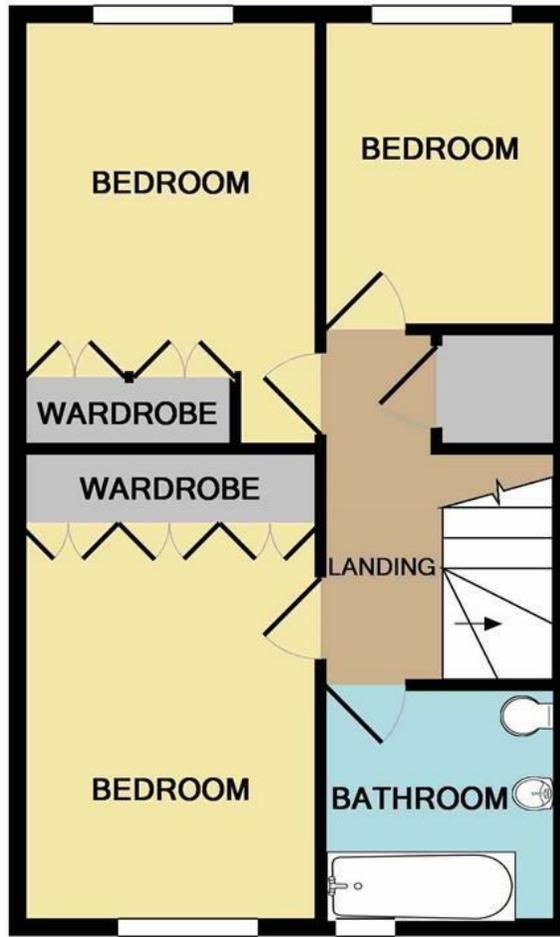
## 177 Tomswood Hill, Hainault, Essex IG6 2GD

Located on the popular "Oakwood Gate" development, we are pleased to offer this 3 bedroom end of terrace house presented in decoratively immaculate condition. The property comprises a spacious lounge, kitchen with separate dining room and ground floor WC. The first floor offers 3 well proportioned first floor bedrooms and a well appointed family bathroom. The interior is complimented with a immaculate rear garden with side access and two designated car parking spaces to side. The property is positioned within 1/4 mile of local bus services and within a few minutes walk to the delightful Claybury Park. CALL NOW TO VIEW





GROUND FLOOR  
APPROX. FLOOR  
AREA 379 SQ.FT.  
(35.2 SQ.M.)

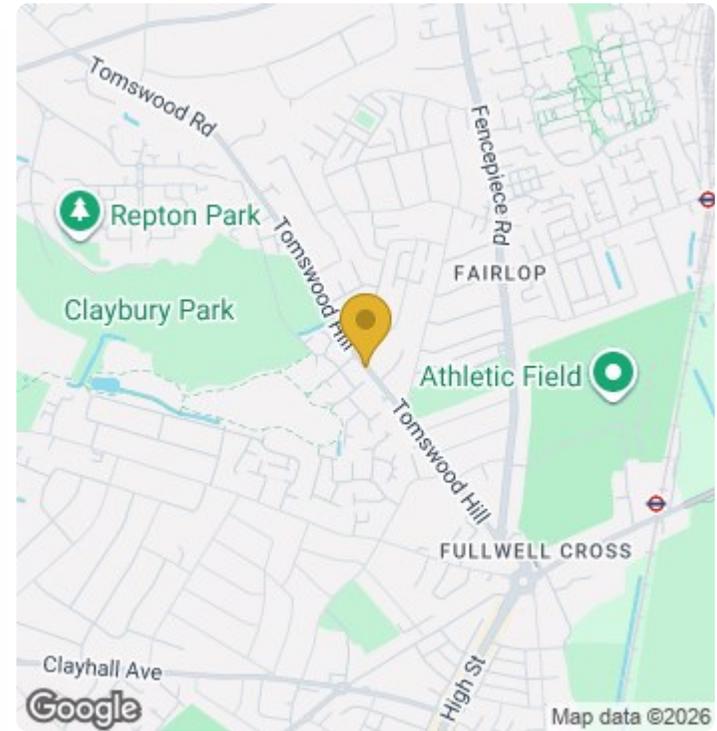


1ST FLOOR  
APPROX. FLOOR  
AREA 379 SQ.FT.  
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 758 SQ.FT. (70.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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>		<b>88</b>
(69-80) <b>C</b>	<b>71</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

