



## Brian Road Romford, RM6 5BX

Edward Chase is delighted to present to the residential lettings market this well presented 3 bedroom, semi detached house located in Chadwell Heath, RM6. This property benefits from a spacious through lounge & kitchen/diner, ample living space, storage and large rear garden. Walking distance to local amenities, schooling options and transportation links makes this home a great option for families searching for size, convenience and location. This property has several key features such as: - 3 spacious bedrooms - Through lounge & kitchen/diner - Large rear garden - Side entrance and driveway - Garage for storage - Ground floor W/C - First floor master bathroom - Ample storage in kitchen - White goods - Double glazed windows - Gas central heating - Combination boiler - EPC rating D - Council tax band D How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact

- Spacious 3 Bedroom House in Chadwell Heath
- Huge Kitchen including White Goods
- Private Rear Garden, Side Entrance, Garage
- EPC Rating D, Council Tax Band D, London Borough Redbridge
- Large Through Lounge Leading to Kitchen/Diner
- Gas Central Heating, Combination Boiler, Double Glazed Windows
- Ample Schooling Options & Transport Links

**Monthly Rental Of £2,400**

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How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number is submitted to Edward Chase we shall register your

interest. When our lettings team have finalised a viewing date and time, they shall email you notification of the viewing schedule and will offer you the opportunity to confirm the viewing. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free property appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialise in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward chase estates agents Lorimer Village, Goodmayes site. Our



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.