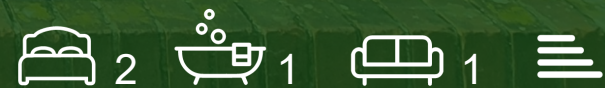




Wedmore Avenue, Clayhall, IG5 0XF

£1,750 Per Calendar Month





Wedmore Avenue

Clayhall, IG5 0XF

- EPC RATING: 64D
- TWO BEDROOMS
- LOUNGE
- GARDEN MAISONETTE
- KITCHEN/DINER
- AVAILABLE NOW

Nestled in the charming area of Clayhall, this delightful first-floor maisonette on Wedmore Avenue is now available for immediate occupancy. Offering a perfect blend of comfort and convenience, this property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space.

The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The maisonette also boasts a well-appointed bathroom, ensuring all your essential needs are met.

One of the standout features of this property is the lovely garden, which offers a private outdoor space for you to enjoy. Whether you wish to cultivate your green thumb, host summer barbecues, or simply unwind in the fresh air, this garden is a wonderful addition to your living experience.

Situated in the desirable Clayhall area, you will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. The property is well-connected to public transport, making commuting to nearby areas straightforward and convenient.

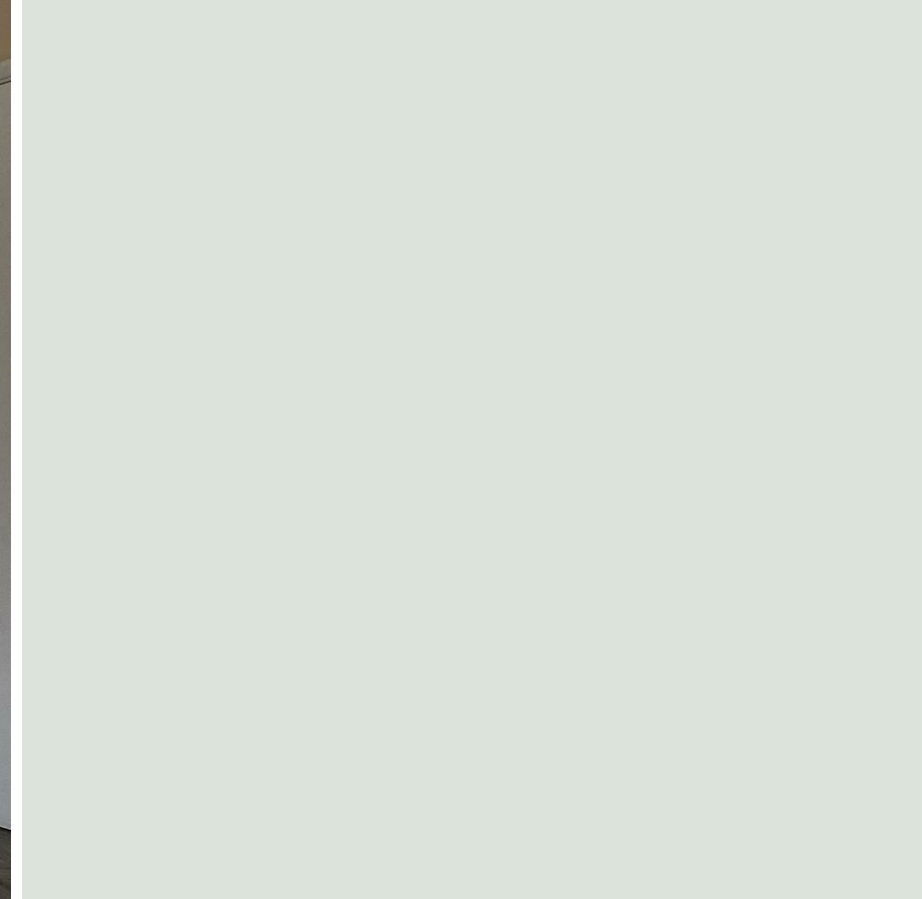
This maisonette presents an excellent opportunity for those looking to settle in a friendly neighbourhood with a sense of community. Don't miss your chance to make this charming property your new home.

£1,750 Per Calendar Month



ENTRANCE	
LOUNGE	15'9" x 15'4" (4.80m x 4.68m)
KITCHEN DINER	12'8" x 9'2" (3.87m x 2.80m)
BEDROOM ONE	12'8" x 9'10" (3.87m x 3.00m)
BATHROOM	
BEDROOM TWO	9'5" x 11'9" (2.88m x 3.57m)
EXTERIOR	45'11" (14m)



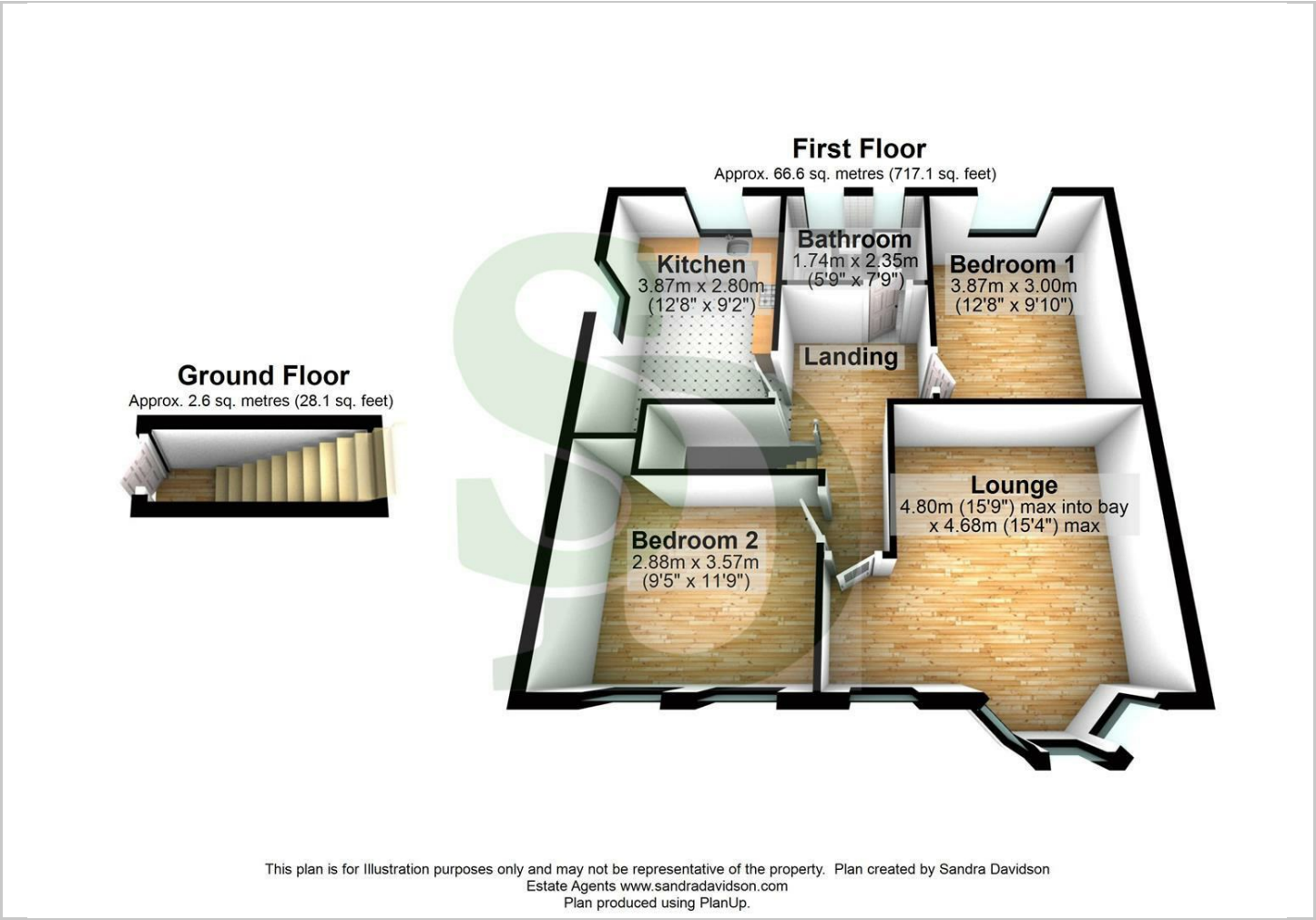


Directions





Floor Plans

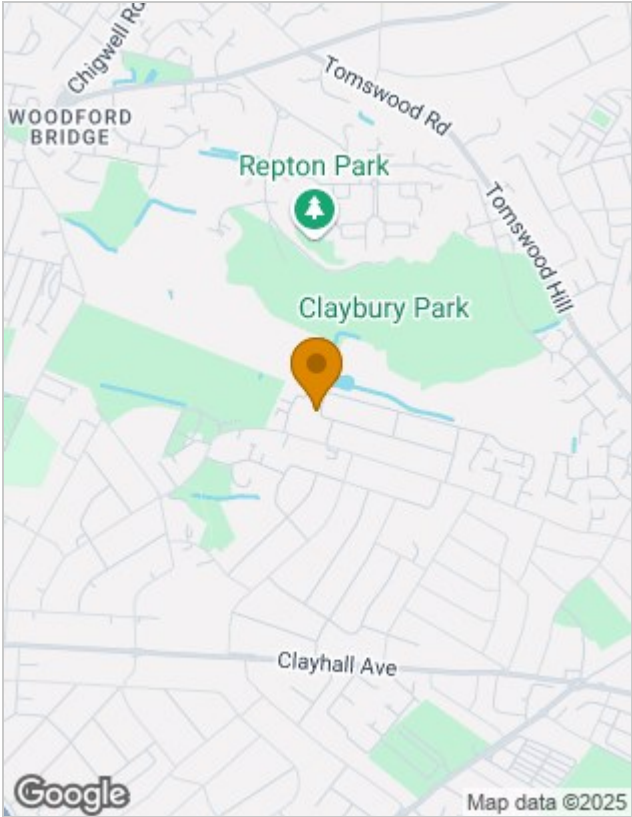


Viewing

Please contact our Redbridge Lettings Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

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