



## Barrington Road Loughton, IG10 2AX

Edward Chase is delighted to present to the residential lettings market this amazing 3-bedroom semi-detached house in Loughton, located a short walk from Debden Station. This property has recently undergone a refurbishment and is in excellent condition throughout. The huge rear garden and side garage makes this home perfect for families or sharers searching for size, location, and convenience. This property has several key features such as: - Gas central heating - Combination boiler - Large kitchen - Reception room - Driveway parking - Garage - Huge garden - Three bedrooms - Tiled master bathroom - Double glazed windows - Local amenities and schools To view this property please contact Edward Chase today. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. Edward Chase has client money protection (CMP) in place through the PropertyMark, scheme reference C0129032. If you would like a free property appraisal to gauge the rental potential of your

- Lovely Bright & Airy Three Bedroom Home Perfect For Families and Sharers
- Kitchen Dinner Has Ample Storage Space and White Goods Included
- Enormous Rear Garden Will Be A Treat For The Summer Offering Great Outdoor Space
- Property Boasts Gas Central Heating, Double Glazing, a Combination Boiler
- Driveway Parking, Street Parking & A Side Entrance with Garage
- EPC Rating D, Council Tax Band D, Borough Of Essex

**Monthly Rental Of £1,449**

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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 specialize in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Romford, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 65   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.