



To Let

Ranelagh Road | London | E15

House - Terraced

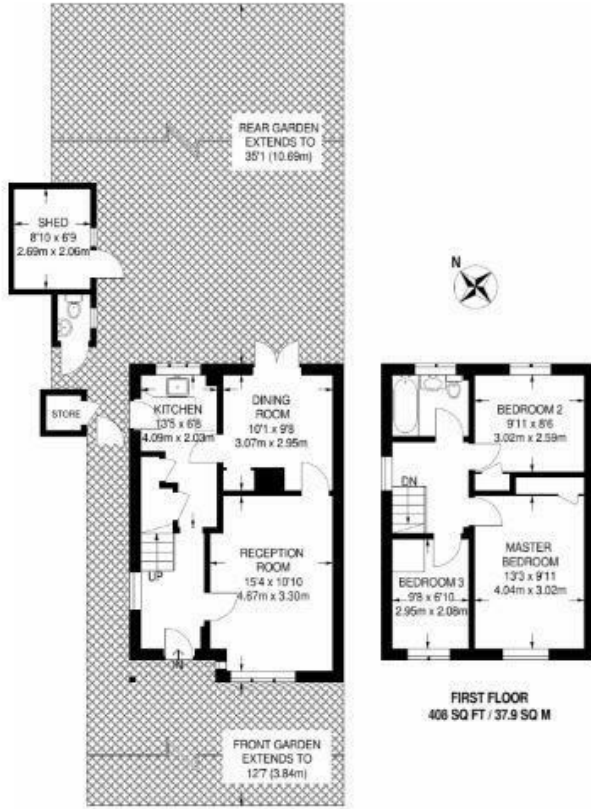
£2,400 PCM | Furnished

2 Reception | 3 Bedroom | 1 Bathroom

- THREE bedroom mid terraced house
- Fully Furnished Throughout
- TWO reception rooms
- Separate Fitted Kitchen
- Gas Central Heating
- Wood Flooring
- Front and Rear Private Garden
- EPC | C
- London Borough of Newham | Band C

FREEDOM TO MOVE





Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | 70 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Hawks are pleased to welcome to the market this lovely three-bedroom terraced house, available mid-March. The property features a spacious through lounge leading to a modern fitted kitchen, along with a separate dining room opening onto the rear garden.

The first floor comprises three well-proportioned bedrooms and a generous family bathroom.

Further benefits include gas central heating and double glazing throughout.

Ideally located for commuters, the property is conveniently close to Plaistow Station and just a 10-minute walk to Stratford Centre, with excellent access to local amenities, popular bars, restaurants, and the renowned Westfield Stratford City shopping centre.

The property also boasts a spacious rear garden with a shed and outside WC, as well as front parking subject to obtaining a permit.

This home is ideal for a family.

Please call us on 0203 002 6769 to arrange a viewing today.



Hawks

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Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.