

A&M
ARBON MILLER
EST 1976

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50 Rivington Avenue
Woodford Green, Essex IG8 8LS
£2,750 Per calendar month

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Arbon & Miller are delighted to offer this IMMACULATE large family home, located in the popular Hill Farm Estate. The property has undergone full refurbishment to a high standard. The ground floor offers a large through lounge, open plan kitchen diner and large conservatory. The first floor comprises of three large bedrooms the main having an en-suite shower room and a family bathroom. The loft provides a further double bedroom. The house further benefits from a wonderful rear garden with side access and off street parking to the front. Further benefits are popular local schooling close by and is still within easy access to South Woodford amenities and Central Line Station. Commuters can get to Liverpool Street within around 20 – 25 mins. Excellent road connections to M11 & A406. CALL US NOW TO SECURE AN EARLY VIEWING

Entrance Hall

Through Lounge

Kitchen

Dining Area

Conservatory

Main Bedroom

En-suite shower room

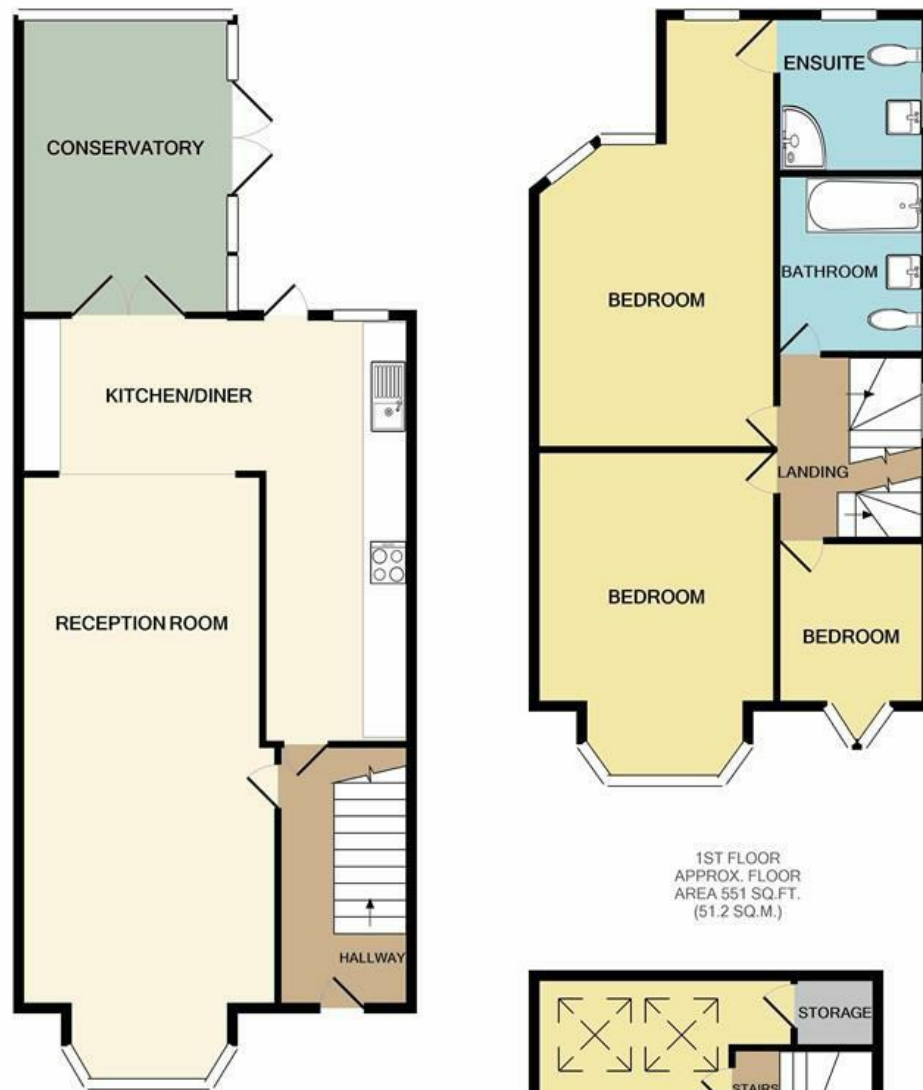
Bedroom Two

Bedroom Three

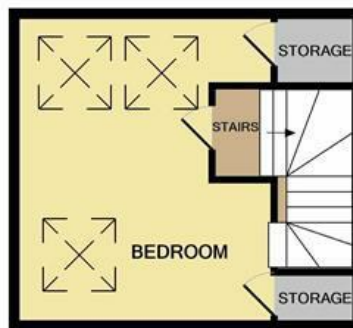
Family Bathroom

Bedroom Four (Loft)





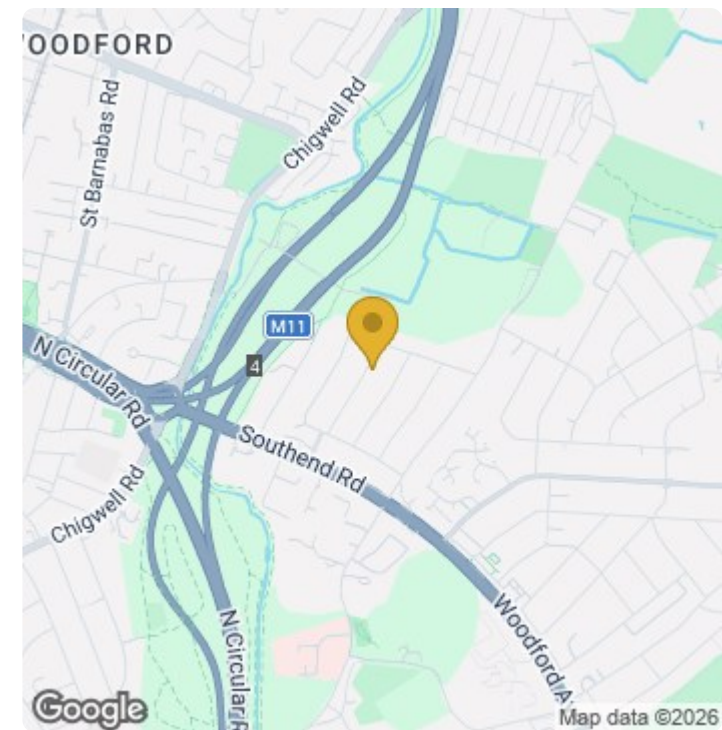
1ST FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)



LOFT ROOM
APPROX. FLOOR
AREA 221 SQ.FT.
(20.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1490 SQ.FT. (138.5 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) 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



