



Cookes Close, Leytonstone E11 3EF

£1,900

PLEASE CHECK OUT OUR 3D VIRTUAL SHOWCASE OF THIS HOME !

Birchills Estate Agents are pleased to present the rental market this beautiful two double bedroom house, within close walking distance to Leytonstone Tube Station.

The ground floor of this lovely warm home boasts two reception rooms and separate kitchen/diner with appliances.

The first floor offers two double bedrooms, and a family bathroom.

To the rear of the house you will find a well maintained private garden with shed.

This property also benefits a loft for extra storage.

To the front there is plenty of on street resident permit parking to the surrounding roads.

Please call a member of Birchills Team today to arrange an early viewing - we expect this fabulous house to let very quickly.

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Front Of House



Reception 1
15'10" x 9'7" (4.85 x 2.93)



Garden



Reception 2
15'7" x 11'1" (4.75 x 3.38)



Kitchen/Diner
13'2" x 12'6" (4.03 x 3.82)



Bedroom 1
16'2" x 10'7" (4.93 x 3.23)



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Bedroom2

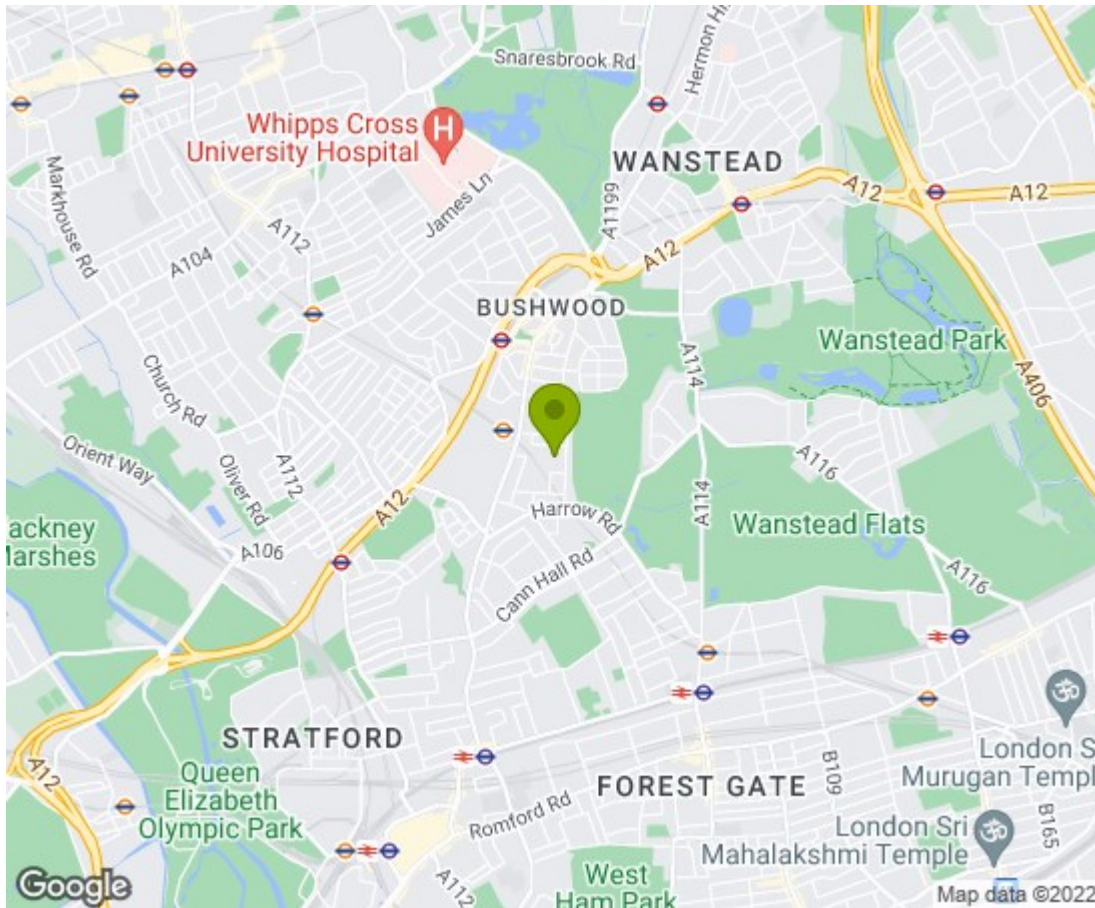
12'5" x 10'11" (3.8 x 3.35)



Family Bathroom

6'7" x 7'3" (2.03 x 2.21)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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