



## THE GLADE, CLAYHALL, IG5

### £2,300 PCM

**LET**

Three Bedrooms | Semi-Detached House | Private Rear Garden | Unfurnished | Two Reception Rooms | Newly Refurbished Throughout | Attached Garage | Ground Floor WC | 4 Piece Family Bathroom

- Private garden
- Three bedrooms
- Semi-detached
- Newly refurbished
- On road parking
- Modern family bathroom
- Ground floor WC

A 1930's Smith built, halls adjoining, three-bedroom semi-detached property with attached garage.

The property comprises entrance porch, entrance hall, front reception room with a bay window, fitted kitchen which provides access to the garden, rear reception room which also provides access to the rear garden, ground floor WC, stairs to first floor landing, master bedroom with a bay window, second double bedroom, third bedroom, family bathroom and separate WC.

The rear garden is mainly laid to lawn with a patio area and the attached garage can be accessed either via the front or rear of the property.

This is being offered unfurnished and it is available immediately.





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## The Glade

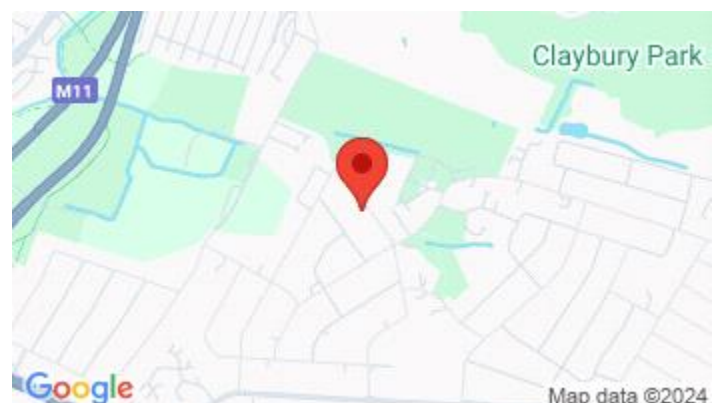
Approximate Gross Internal Area  
 Ground Floor = 63.9 sq m / 688 sq ft  
 First Floor = 52.1 sq m / 561 sq ft  
 Total = 116.3 sq m / 1252 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>70</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.