



## HAZELWOOD PARK CLOSE, CHIGWELL, IG7

**LET**

£1,495 PCM

One Bedroom House | Private Rear Garden | Part Furnished |  
Newly Refurbished Bathroom | Ample Storage | Allocated  
Parking Space | Close To Local Amenities | Walking Distance  
To Hainault Central Line Station

- One bedroom house
- Allocated Parking
- Very well presented
- Private rear garden
- Available now

New to the market is this immaculately presented, one bedroom terraced house located in Hazelwood Park Close.

The property is offered on a part-furnished (as per the photos) basis and consists of spacious reception room, fully fitted kitchen, private rear garden, first floor landing with storage cupboard, double bedroom and modern bathroom.

The property also includes an allocated parking space.

Hazelwood Park Close is ideally positioned being within close proximity to Hainault Central Line station and all local amenities at Manford Way.



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## Hazelwood Park Close

Approximate Gross Internal Area

Ground Floor = 22.4 sq m / 242 sq ft

First Floor = 20.6 sq m / 222 sq ft

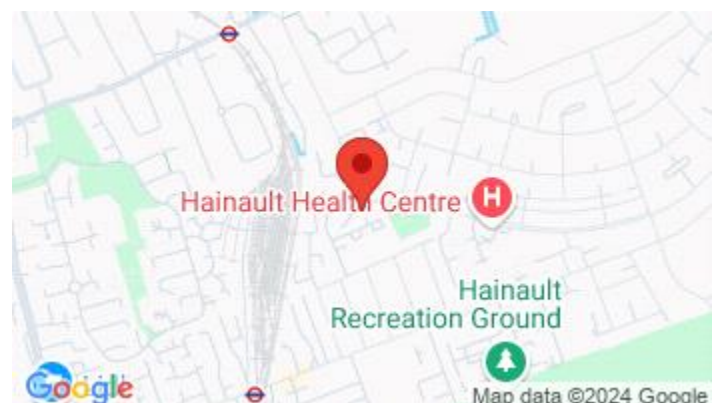
Total = 43.0 sq m / 464 sq ft

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>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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>			
		<b>72</b>	

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.