



## Yew Tree Gardens Romford

£2,100 PCM

**\*\* FULLY REFURBISHED THROUGHOUT\*\*** APS have pleasure in offering this 3-bedroom house which is perfectly located within a short walk of Romford Station and vibrant shopping centre. The property boasts a modern fitted kitchen with integrated appliances (fridge-freezer, dishwasher, oven & hob), spacious lounge leading to a conservatory with utility area including a washing machine and a contemporary family bathroom suite with shower over bath. Other benefits include gas central heating, new flooring throughout, neutral décor, double glazing and garden with a patio area laid to lawn. Available 1st April 2025. Council Tax Band C.

- REFURBISHED THROUGHOUT
- 3 BEDROOM HOUSE
- CLOSE TO STATION
- MODERN FITTED KITCHEN
- CONTEMPORARY BATHROOM SUITE
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- CONSERVATORY

### Viewing

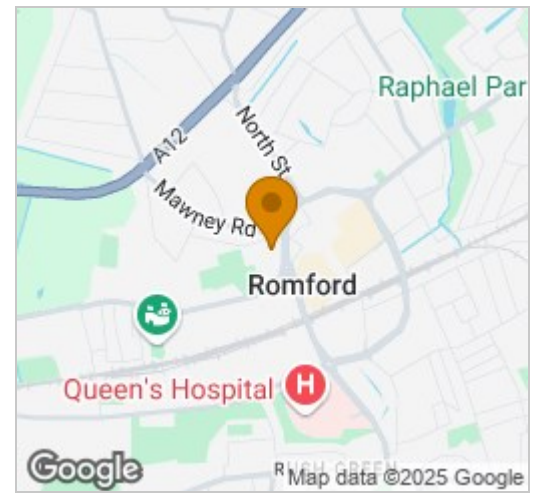
Please contact our Alternative Property Services Limited Office on 01708 454121

if you wish to arrange a viewing appointment for this property or require further information.



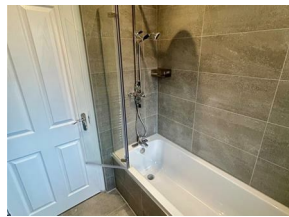


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
72	87		
Very energy efficient - lower running costs (92 plus) <b>A</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>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</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>	
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions England & Wales EU Directive 2002/91/EC	



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