



## Lagonda Avenue, Ilford, IG6 3DD

£2,895 PCM

- Available Mid April
- Arranged Over Three Floors
- Bespoke Modern Kitchen
- Close to Transport Links
- Stylish Decor Throughout
- Four Bedrooms & Two Bathrooms
- Driveway for Two Cars

# Lagonda Avenue, Ilford, IG6 3DD

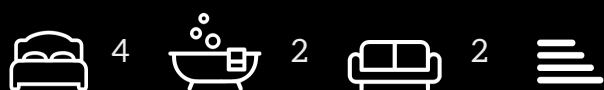
Caplen Estates welcomes to the market this luxury semi detached four bedroom house with a driveway, ideally situated in a PRIVATE ROAD in Hainault near Hainault Recreational Ground and a short walk to Hainault Station, available to rent from mid April.

The welcoming porch takes you to spacious hallway, which leads to large open plan kitchen/reception. The room has large bay window and plenty of space of sofa suite, dining area and additional seating area. Modern kitchen has top quality integrated appliances, granite worktops and plenty of cupboards. The room is finished with a quirky skylight and bifold doors, which open into the garden. Garden is a combination of patio and lawn and it has side access to the driveway, ideal for charging station for an electrical vehicle.

On the ground floor there is also a utility room and a toilet. On the first floor you can find two double bedrooms, good size single bedroom and fully tiled family bathroom. The loft has been converted to accommodate master bedroom with trendy ensuite bathroom. The house is bright and airy, and it has a modern feel. It's finished with wooden floors in the living area, carpet in the bedrooms, double glazed windows, central heating and built in storage cupboards.

This property is located in Lagonda Avenue, Hainault, which is a PRIVATE ROAD with residents only access, conveniently located only a few minutes from Hainault Station and it has Hainault Recreational Ground on its doorstep. The property has easy access to New North Road, A123, A12 and A406. John Bramston Primary School is close by as well as Manford World School. There are many local shops and restaurants in close proximity.

If you are looking for a smart and cosy family home, call our lettings team on 0208 550 8192 to arrange a viewing.

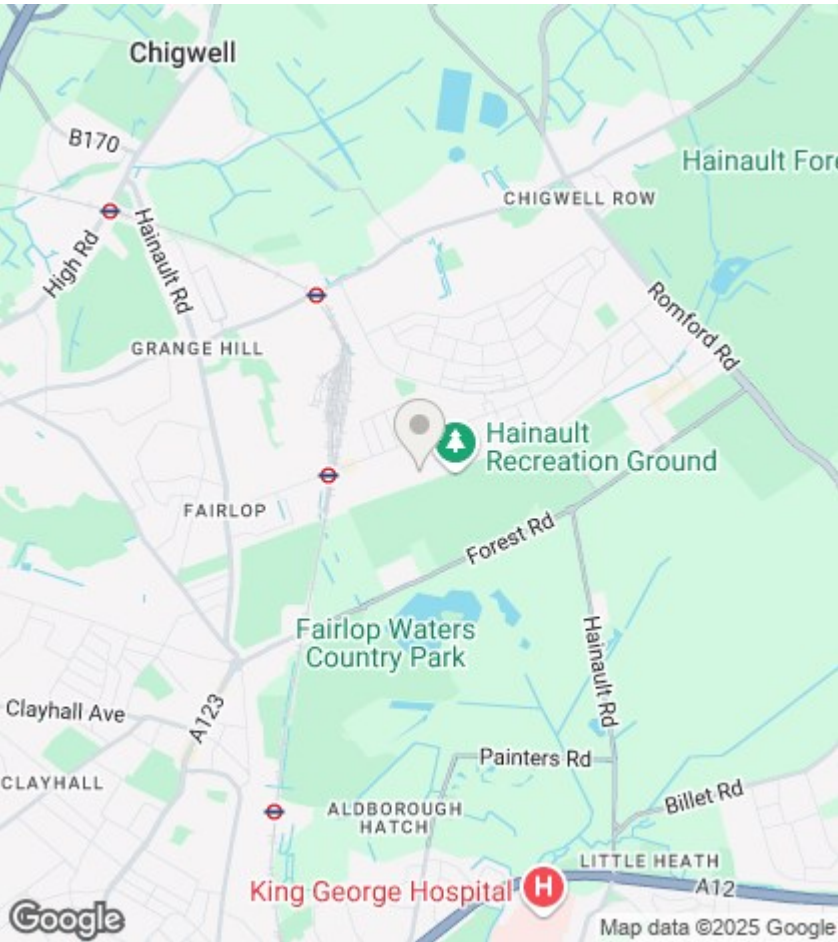


Council Tax Band: D









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

EPC Rating

Council Tax Band

D

Viewings

Viewings by appointment only.  
Call 0203 937 7733 to make an appointment.