



## Price

£2,400 PCM

Fees Apply



Available 02/12/23

Coney Burrows,  
Chingford, E4



**DOUGLAS  
ALLEN**

Helping you move forwards



## Main Features

- **4 Bedrooms**
- **Garden**
- **Conservatory**
- **Close to Chingford Station**
- **Close to schools**
- **OPEN HOUSE EVENT**

## Accommodation

- Lounge** 4.37 x 3.53
- Kitchen** 3.86 x 2.29
- Conservatory** 2.92 x 2.36
- Shower room**
- Bedroom 1** 4.42 x 3.58
- Bedroom 2** 3.61 x 3.53
- Bedroom 4** 3.53 x 2.92
- Bathroom**



**Deposit required is £2,769.23**  
**Waltham Forest London - Council Tax Band Tax Band D**

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.douglasallen.co.uk/renting/tenancy-fees-individuals/](http://www.douglasallen.co.uk/renting/tenancy-fees-individuals/)

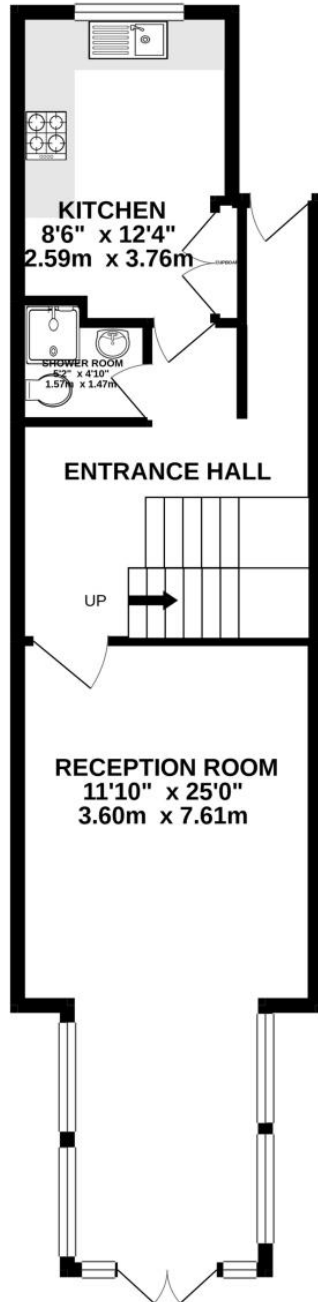
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

**Call Basildon 01268 525421** ■ [douglasallen.co.uk](http://douglasallen.co.uk)

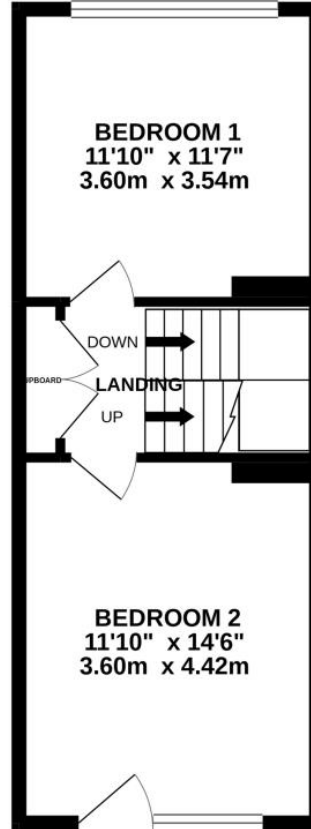
IMPORTANT INFORMATION: Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Dougl's Allen, 2015. Dougl's Allen is a trading name of Arun Estates Limited Registered in England No. 2597969



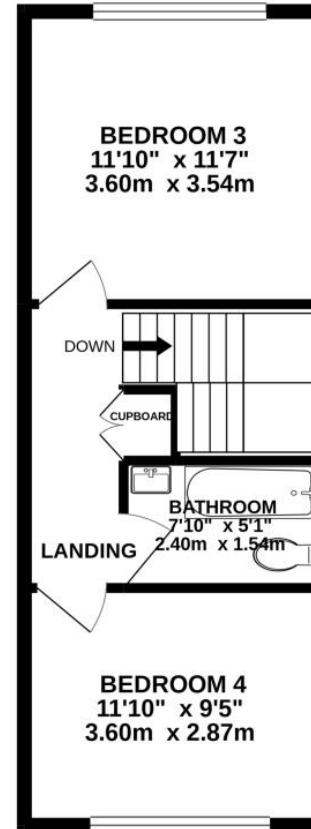
GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1302sq.ft. (121.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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