



### Bury Road, North Chingford, E4 7QL

\* NEW TO THE MARKET \* FIVE BEDROOMS \* SEMI-DETACHED HOUSE \* STUNNING CONDITION \*

Set within substantial grounds, in North Chingford's most prestigious road Sprays House is a large traditional family character residence. The internal accommodation is arranged over two floors with the ground floor comprising an entrance porch leading to a grand entrance hall. There is a large newly fitted modern kitchen dining room and two spacious reception rooms with French doors opening out on to the beautiful rear patio and garden. There is an internal door leading to a large double garage, a downstairs cloakroom. Stairs ascend to the first floor landing with access to a master double bedroom with en-suite. There is a family bathroom with a separate WC, four further double bedrooms with one having an en-suite and an additional shower room. The property also includes off street parking for three cars.

The property is AVAILABLE 30th July 2022 on an UNFURNISHED BASIS. Viewings are highly recommended.



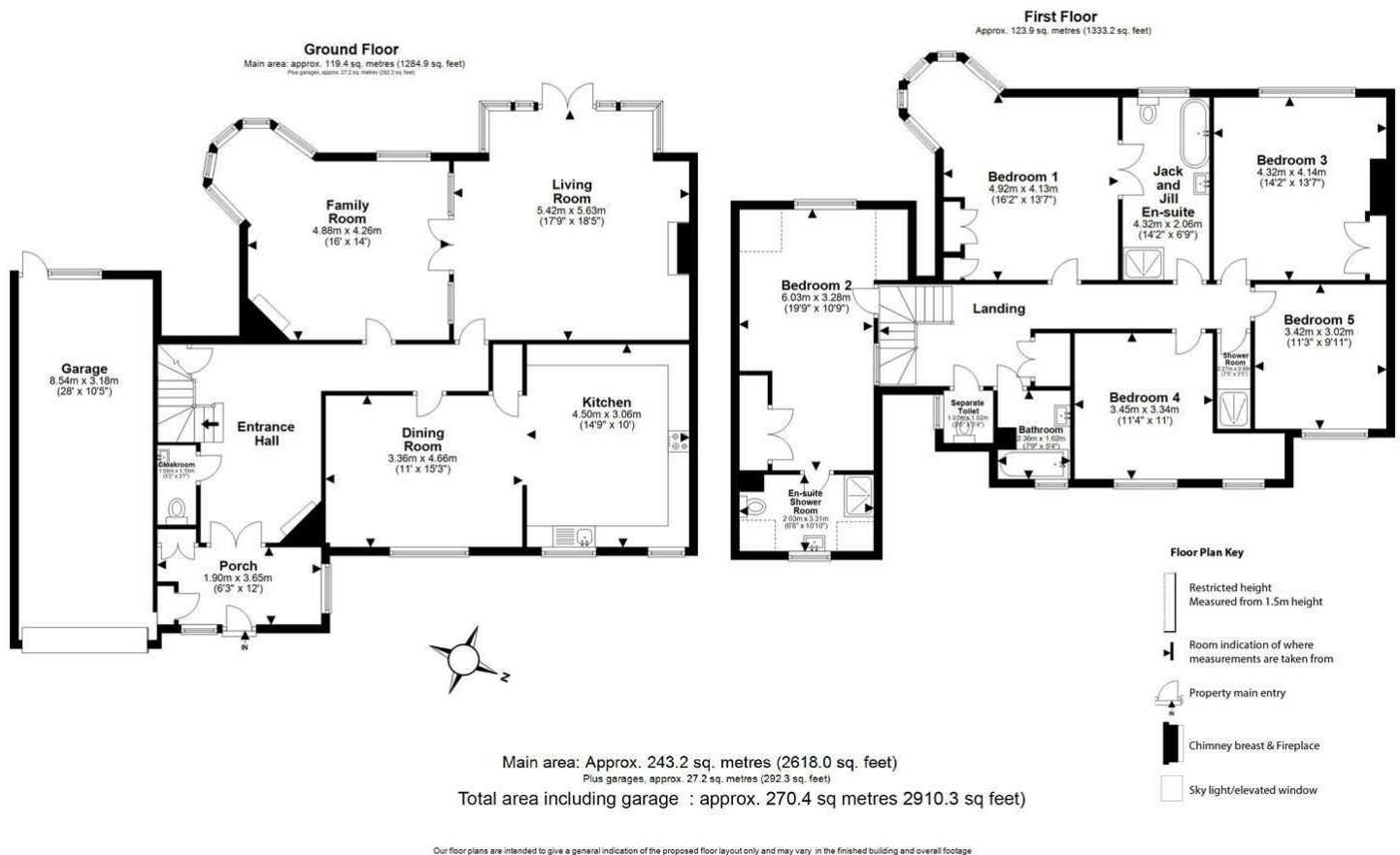
**£4,650 Per Calendar Month**

- FIVE BEDROOM SEMI-DETACHED HOUSE
- LARGE MASTER BEDROOM WITH EN SUITE
- LARGE MODERN KITCHEN
- AVAILABLE 30TH JULY 2022
- NEWLY REDECORATED
- FAMILY BATHROOM
- GARAGE
- TWO RECEPTION ROOMS
- SHOWER ROOM
- DRIVEWAY FOR THREE CARS





MILLERS  
LETTINGS



## Property Dimensions

<b>Entrance Hall</b>		<b>EN- Suite</b>	10'10" x 6'8 (3.30m x 2.03m)
<b>Cloakroom</b>	5'2" x 3'7 (1.57m x 1.09m)	<b>Bedroom Two</b>	19'9 x 10'9 (6.02m x 3.28m)
<b>Kitchen</b>	14'9" x 10 (4.50m x 3.05m)	<b>Bedroom Three</b>	14'2" x 13'7 (4.32m x 4.14m)
<b>Dining Room</b>	15'3" x 11 (4.65m x 3.35m)	<b>Jack and Jill En-suite</b>	14'2" x 6," (4.32m x 1.83m," )
<b>Living Room</b>	18'5" max x 17'9 (5.61m max x 5.41m)	<b>Shower Room</b>	7'5" x 3'3 (2.26m x 0.99m)
<b>Family Room</b>	16 max x 14 (4.88m max x 4.27m)	<b>Bedroom Four</b>	11'4" x 11 (3.45m x 3.35m)
<b>First Floor Landing</b>		<b>Bedroom Five</b>	11'3" x 9'11 (3.43m x 3.02m)
<b>Family Bathroom</b>	7,9" x 5,4 (2.13m,2.74m x 1.52m,1.22m)	<b>Garage</b>	28 x 10'5 (8.53m x 3.18m)
<b>Separate toilet</b>	3'6" x 3'4 (1.07m x 1.02m)	<b>Rear Garden</b>	105 x 45 (32.00m x 13.72m)
<b>Bedroom One</b>	19'9" x 10'9 (6.02m x 3.28m)		

**TERM :** An initial SIX / TWELVE month tenancy is offered, although a longer term of 24 months could be available, for the right applicant.

**DATE :** The earliest date that a successful client could move into the property will be the 30th July 2022 subject to terms conditions and references.

**HOLDING DEPOSIT :** The holding deposit is equal to 1 weeks rent. Paid by you to reserve the property. This is only retained, if any relevant person (including guarantor(s)) withdraw from the tenancy; fail a Right-to-Rent check; provide materially significant false or misleading information; fail to sign their tenancy agreement (and or Deed of Guarantee) within 15 calendar days.

**DEPOSIT :** The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or higher. Protected via the (DPS) Deposit Protection Service.

**FURNITURE :** The property is available on an UNFURNISHED basis, although there are white goods.

**UTILITY BILLS :** Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

**COUNCIL TAX:** The council tax band is G





## Directions

Start: Millers Lettings High Street, Epping CM16 4BA, UK 0.0  
Head southwest on High St/B1393 toward Half Moon Ln 2.4 At  
the roundabout, take the 3rd exit onto Epping New Rd/A104 4.1  
At the roundabout, take the 2nd exit and stay on Epping New  
Rd/A104 5.3 Turn right onto Ranger's Rd/A1069 6.4 Turn right  
onto Bury Rd Destination will be on the right 7.1. Arrive: Bury  
Rd, London E4. Section time: 13 mins 38 s, Total time: 13 mins  
38s



Energy Efficiency Rating		
	Current	Potential
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>		
Not energy efficient - higher running costs		
	61	75
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.