



Buckingham Road, Essex, CM16 5AF

**** BRAND NEW TO THE MARKET **** FOUR BEDROOM DETACHED HOUSE situated on the the desirable Higgins development "Arboretum" just off of Tower Road. Ideally located for the High Street with its shops, bars, cafes and restaurants; schooling for all age groups, access to the open common land at Swaines Green and Epping station serving London. The accommodation comprises two receptions, open plan kitchen, utility room, cloakroom, four beds, two En-suite's, car port and garden. This property is AVAILABLE MID SEPTEMBER 2022 on an UNFURNISHED basis.



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£3,000 Per Calendar Month

■ FOUR DOUBLE BEDROOMS

■ INTEGRATED APPLIANCES

■ CAR PORT

■ AVAILABLE 10TH SEPTEMBER 2022

■ LARGE LIVING ROOM

■ FAMILY BATHROOM

■ TWO EN-SUITES

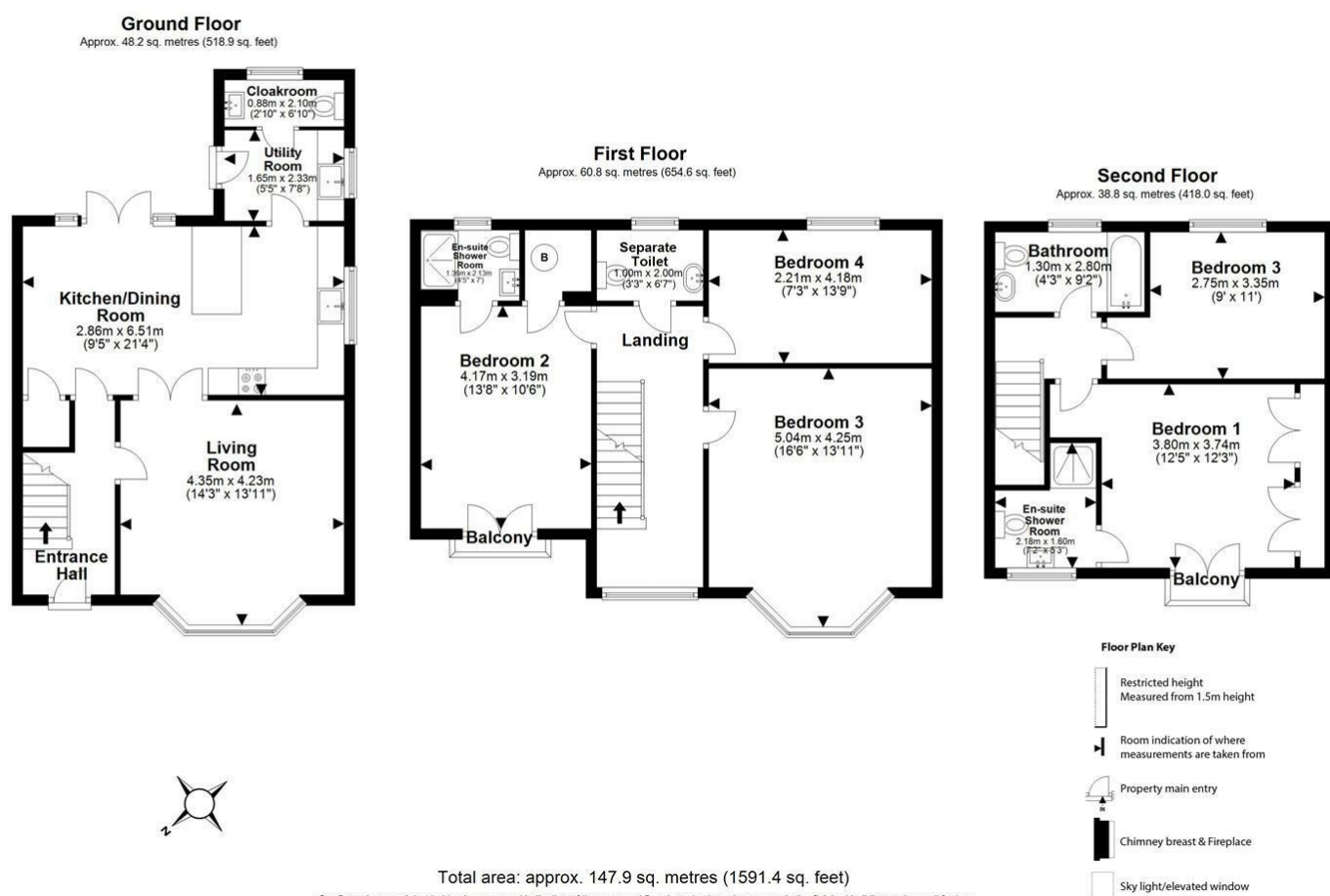
■ MODERN FITTED KITCHEN

■ LARGE REAR GARDEN

■ UNFURNISHED



MILLERS
LETTINGS



Property Dimensions

Front Aspect		Family Bathroom	9'2" x 4'3 (2.79m x 1.30m)
Entrance Hall		Bedroom Two	13'9" x 7'3 (4.19m x 2.21m)
Fully Fitted Kitchen	21'4 x 9'5 (6.50m x 2.87m)	Second Floor & Landing	
Cloakroom	6'10 x 2'0 (2.08m x 0.61m)	En-Suite	7 x 4'6 (2.13m x 1.37m)
Utility Room	7'8" x 5'5 (2.34m x 1.65m)	Bedroom Three	16'7" x 13'11 (5.05m x 4.24m)
First Floor & Landing		Bedroom Four	13'9" x 7'3 (4.19m x 2.21m)
Living Room	14'3 x 13'11 (4.34m x 4.24m)	Rear Garden	60 x 23'10 (18.29m x 7.26m)
Bedroom One	12'3" x 12'5 (3.73m x 3.78m)	Car Port	18'9" x 11 (5.72m x 3.35m)
En-Suite	7'2" x 5'3 (2.18m x 1.60m)		

TERM : An initial 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 10th September 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 F.



Directions

Start: Millers Lettings High St, Epping CM16 4BA, UK 0.0 Head southwest on High St/B1393 toward Half Moon Ln 0.1 Turn right onto Tower Rd 0.3 Turn left onto Buckingham Rd 0.3 Turn right to stay on Buckingham Rd Destination will be on the right 0.4 Arrive: Epping CM16, UK Section time: 1 mins 41 s, Total time: 1 mins 41 s



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	82	
(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		

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.