



Kendal Avenue, Epping, CM16 4PP

* THREE BEDROOMS * PREMIER LOCATION * OFF STREET PARKING * 200 METERS TO STATION * QUIET CUL-DE-SAC LOCATION * LARGE GARDEN *

Nestled in the charming and sought after cul-de-sac of Kendal Avenue, Epping, is this delightful semi-detached house. Presenting an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. One of the standout features of this property is the generous garden, providing a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air on sunny days.

The location is particularly advantageous, being within walking distance of Epping's vibrant high street, where you can find a variety of shops, cafes, and amenities. Additionally, Epping Station is conveniently close, making commuting to London and beyond both easy and efficient. This property is perfect for those seeking a blend of suburban tranquillity and accessibility to urban conveniences. With its appealing features and prime location, this semi-detached house on Kendal Avenue is a must-see for anyone looking to make Epping their home.

Epping Town has a busy High Street with lots of bars, cafes, restaurants and boutique shops. There is a sports centre and gym for recreation in Hemnall Street, a Golf Club at Flux's Lane and access to Epping Forest for bike riding, walking or horse riding. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.



£2,395 Per Calendar Month

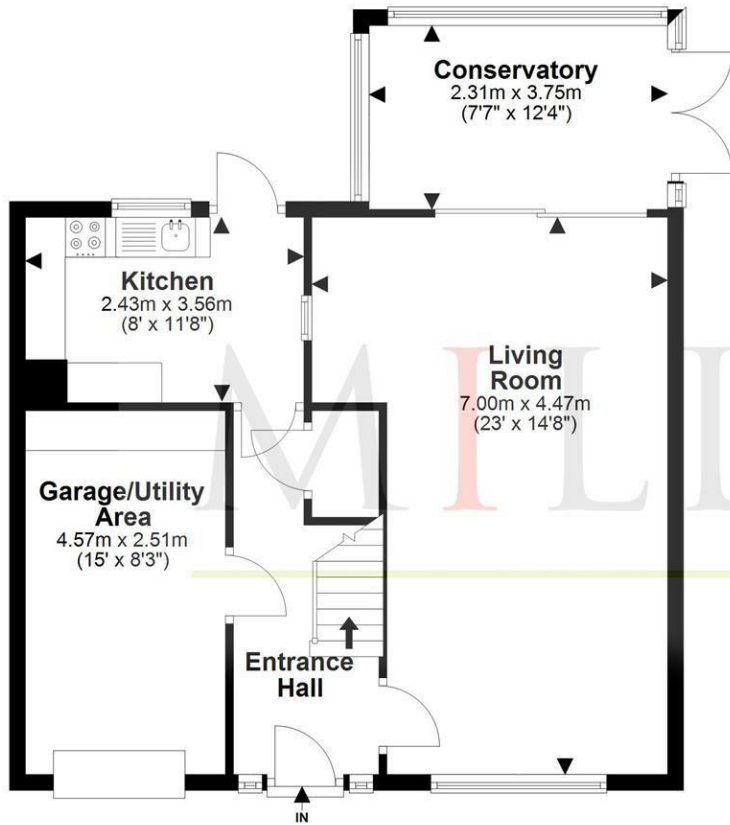
- SEMI DETACHED HOUSE
- 200 METERS TO EPPING STATION
- OFF STREET PARKING
- THREE BEDROOMS
- WALK TO THE HIGH STREET
- AVAILABLE NOW
- PREMIER RESIDENTIAL STREET
- CUL-DE-SAC LOCATION
- UNFURNISHED



MILLERS
LETTINGS

Ground Floor

Main area: approx. 57.6 sq. metres (620.3 sq. feet)
Plus garages, approx. 11.5 sq. metres (123.7 sq. feet)



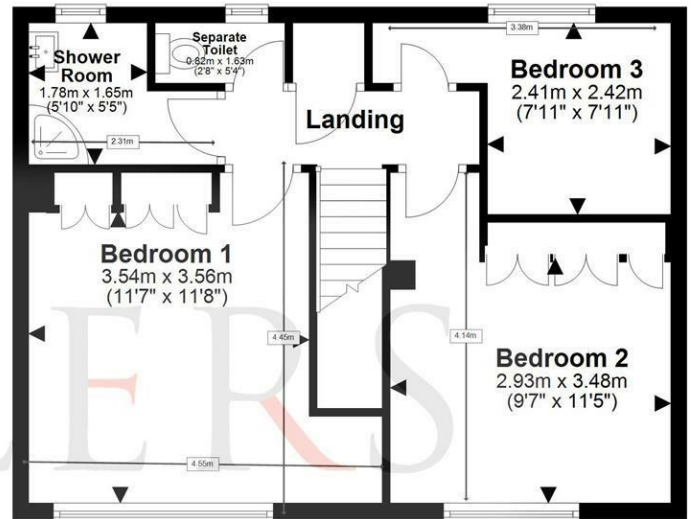
Main area: Approx. 105.6 sq. metres (1136.8 sq. feet)
Plus garages, approx. 11.5 sq. metres (123.7 sq. feet)

Total area including garage : approx. 117.1 sq metres (1260.5 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

First Floor

Approx. 48.0 sq. metres (516.5 sq. feet)



Floor Plan Key

- Restricted height
Measured from 1.5m height
- Room indication of where
measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

Property Dimensions

GROUND FLOOR

Entrance Hall

Living Room 23'0" x 14'8" (7.00m x 4.47m)

Conservatory 7'6" x 12'3" (2.31m x 3.75m)

Garage Utility Area 15'0" x 8'3" (4.57m x 2.51m)

Kitchen 7'11" x 11'8" (2.42m x 3.56m)

FIRST FLOOR

Bedroom One 11'7" x 11'8" (3.54m x 3.56m)

Bedroom Two 9'7" x 11'5" (2.93m x 3.48m)

Bedroom Three

7'10" x 7'11" (2.41m x 2.42m)

Shower Room

5'10" x 5'4" (1.78m x 1.65m)

Separate Toilet

5'4" x 2'0" (1.63m x 0.62m)

EXTERNAL AREA

Rear Garden

TERM: An initial SIX month tenancy is offered, although a longer term could be available, for the right applicant.

DATE: The earliest date that a successful client could move into the property will be FIVE days from an offer being accepted (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 E



Directions

START: Millers 229 High St, Epping, CM16 4BP. Head south-west on High St/B1393 towards Cottis Ln. Go through 1 roundabout. At the next roundabout, take the 1st exit onto Station Rd. Proceed down the hill and turn left onto Kendal Ave. Proceed to the cornet of Kendal Avenue and turn right into the cul-de-sac. Destination will be on the left hand side. ARRIVE: Kendal Ave, Epping, CM16 4PP.



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		

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.