



WHERE STANDARDS MATTER

Spencer Munson
128 High Road
Loughton IG10 4BE

Tel: 020 8502 2222

loughton@spencermunson.co.uk

Website: spencermunson.co.uk



Hemnal Street, Epping, CM16

** SUPERB newly redecorated THREE BEDROOM HOUSE IN EPPING TOWN CENTRE ** ** Just off Epping High Street ** ** Close to shops, station and schools ** ** Large kitchen/diner ** ** Garage and off street parking for 4 cars ** ** Rear garden ** ** UNFURNISHED ** EPC rating: D. Council Tax E

Rent: £2,500 - Monthly



High Gables, Epping, CM16

Lounge

4.33m (14'2) x 4.97m (16'4)

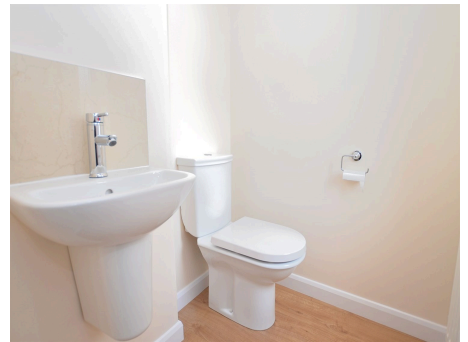


Kitchen

6.41m (21'0) x 3.71m (12'2)



G/F WC



Bedroom 1

3.49m (11'5) x 3.88m (12'9)



Bedroom 2

3.65m (12') x 2.71m (8'11)



Bedroom 3

1.82m (6') x 3.69m (12'1)



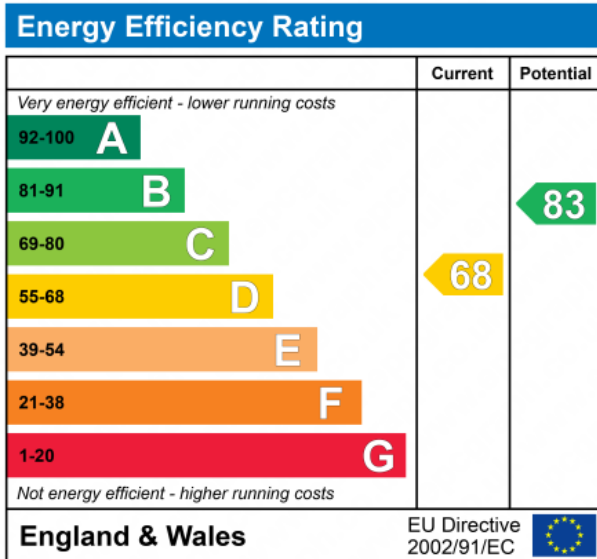
Bathroom

2.68m (8'10) x 2.77m (9'1)



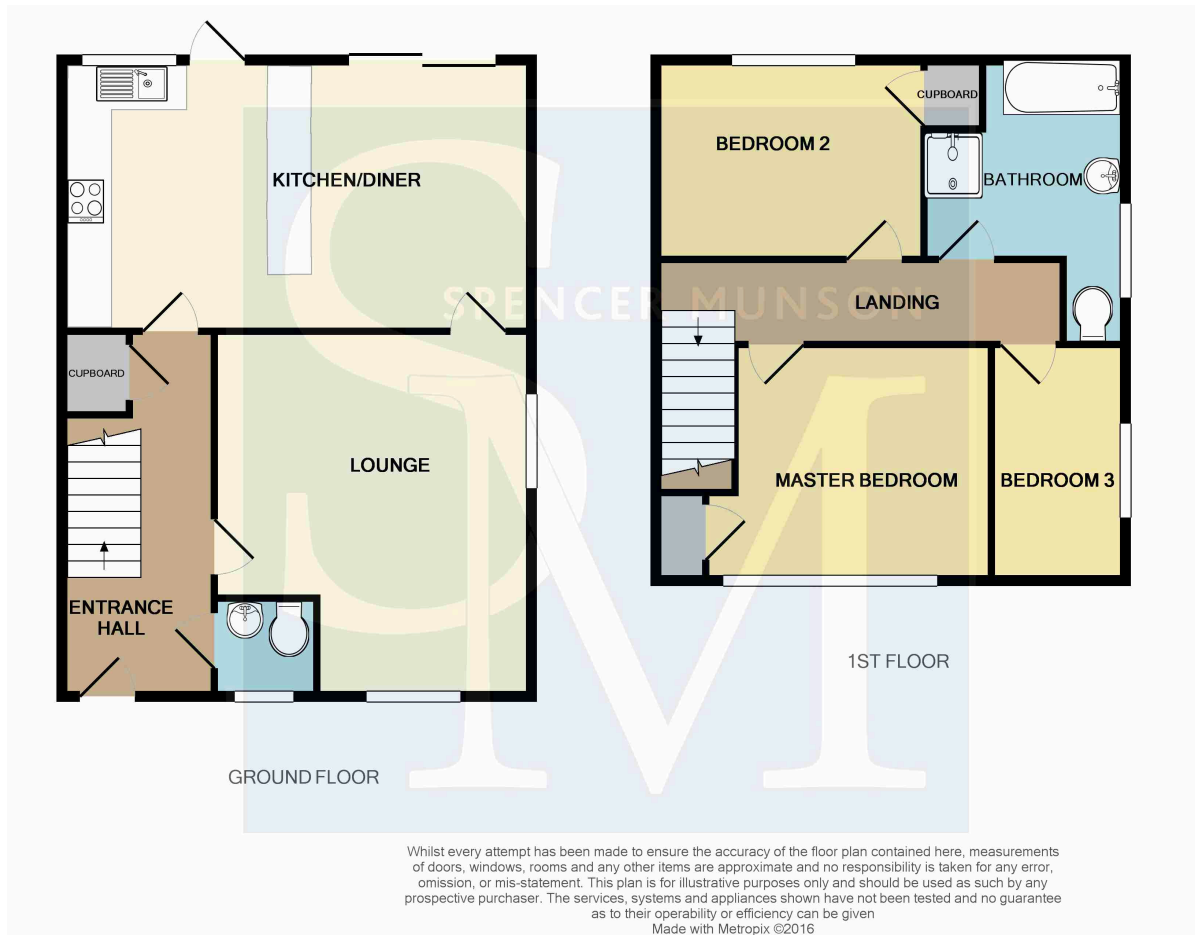
High Gables, Epping, CM16

Garden



Situated in a very convenient location just off Epping High Street; Spencer Munson are delighted to offer for rent this three bedroom semi-detached house, newly decorated throughout off street parking for 4 cars and a garage. It is situated only an 8 minute walk, according to Google, to Epping Central Line station with direct access to Stratford (Westfield shopping, Olympic Park and DLR) and on to The City and West end of London. Even closer is the delightful historic shopping and recreational area of Epping High Street with cafes, bars, restaurants, Tesco's supermarket and Leisure centre and nearby is St John's school. The house is well presented and has a large lounge, kitchen/diner, cloakroom/wc, three bedrooms and family bathroom. To the rear is a garage which is approached from the front driveway which provides multiple car off street parking. Unfurnished. EPC rating: D

High Gables, Epping, CM16



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2016

Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith.