



WHERE STANDARDS MATTER

Spencer Munson  
128 High Road  
Loughton IG10 4BE

Tel: 020 8502 2222

loughton@spencermunson.co.uk

Website: spencermunson.co.uk



### Epping New Road, Buckhurst Hill, IG9

\*\* 5 BEDROOM SEMI-DETACHED HOUSE \*\*\*\* Kitchen/Diner\*\* \*\* 3 Reception rooms \*\* \*\* Garden  
\*\* \*\* triple driveway \*\* \*\* Good Access to Buckhurst Hill and Epping \*\* \*\* partly Unfurnished \*\*  
\*\* Available 1st of August\*\* \*\* EPC Rating C \*\* \*\* Council Tax E \*\*

**Rent: £2,850 - Monthly**



## Epping New Road, Buckhurst Hill, IG9

### Reception 1

7m (23') x 4m (13'1)



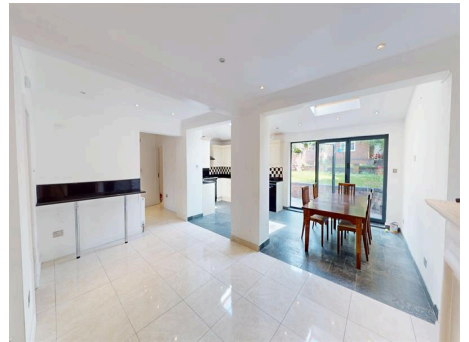
### Reception 2

5.5m (18'1) x 3m (9'10)

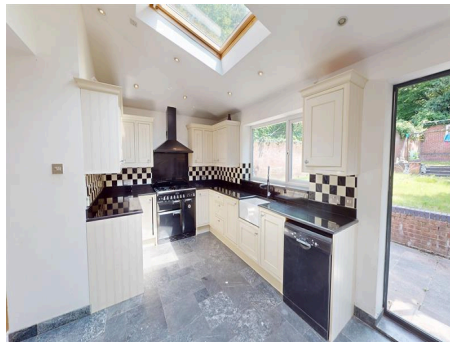


### Reception 3

5m (16'5) x 3m (9'10)



### Kitchen



### Utility Room

Utility Room



**Bedroom 1**



**Bedroom 2**



## Epping New Road, Buckhurst Hill, IG9

**en-suite**



**Bedroom 3**



**Bedroom 4**



**Bedroom 5**

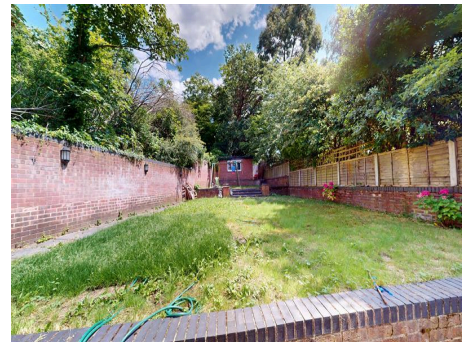
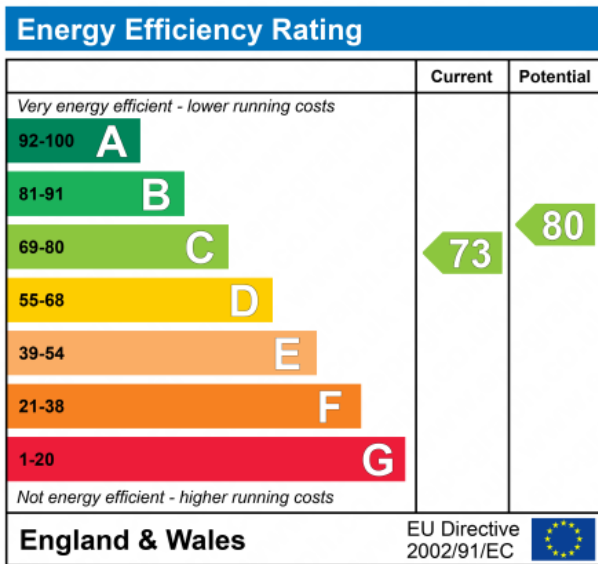


**Ground floor WC**

**Bathroom**



**Parking**



Spencer Munson is pleased to offer this five-bedroom semi-detached house. The house is located with good road access to both Buckhurst Hill and Epping, where you can find a variety of restaurants and access to the central line station. The house is also close to the M11 and 'A' roads to Epping and the M25, making it easy to commute to other areas. The house features a fitted kitchen an open-plan dining area and a large lounge. The property is complete with three snug lounges, with one lounge overlooking the large garden with a garden room. The house has a main family bathroom upstairs. The five bedrooms are all well-sized, and the main bedroom has an en-suite bathroom. The house also benefits from a double/triple driveway. The house is available from the 1st of August and has an EPC rating of C and a council tax band of E. If you are interested in viewing this property, please contact us as soon as possible to arrange a viewing. I look forward to hearing from you soon.

## Epping New Road, Buckhurst Hill, IG9

**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.