



## Bury Road, North Chingford, E4 7QL

\* FIVE BEDROOMS \* SEMI-DETACHED HOUSE \* STUNNING CONDITION \* SUBSTANTIAL OFF-STREET PARKING \* PRIME LOCATION \*

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 NOW on an UNFURNISHED BASIS

Situated in a desirable location close to Chingford golf course and open countryside. It is within a short walk of Chingford train station which is approximately 20 minutes journey to Liverpool Street London and interchanges with the Victoria Line at Walthamstow. Chingford High Street offers an array of shops, restaurants, cafes and bars.

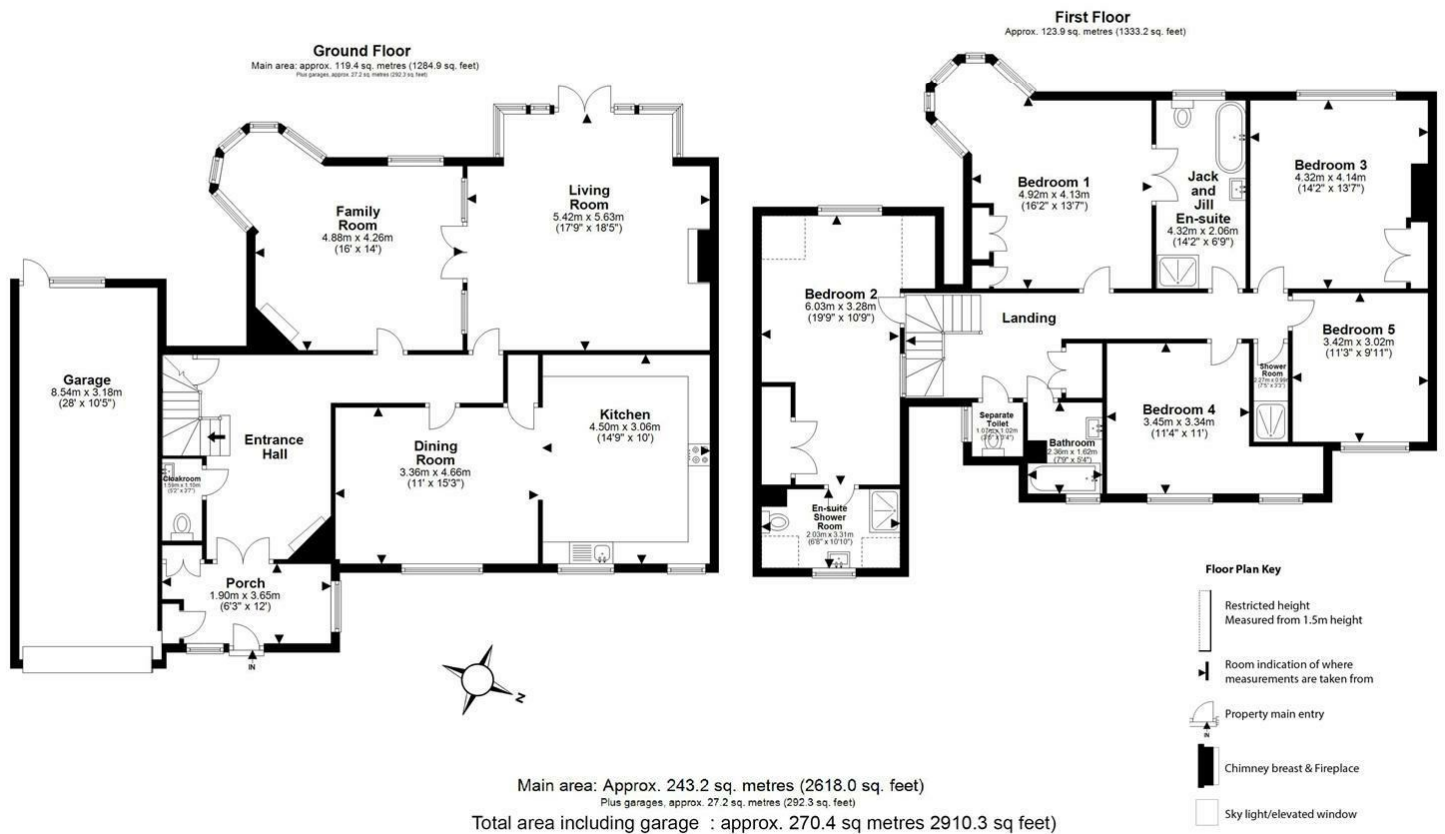


**£4,500 Per Calendar Month**

- FIVE BEDROOM SEMI-DETACHED HOUSE
- FAMILY BATHROOM
- GARAGE & DRIVEWAY FOR THREE CARS
- TWO RECEPTION ROOMS
- SHOWER ROOM
- UNFURNISHED BASIS
- LARGE MASTER BEDROOM WITH EN-SUITE
- LARGE MODERN KITCHEN
- AVAILABLE NOW



MILLERS  
LETTINGS



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

## Property Dimensions

### GROUND FLOOR

<b>Entrance Hall</b>	
<b>Cloakroom</b>	5'2" x 3'7 (1.57m x 1.09m)
<b>Kitchen</b>	14'9" x 10'0 (4.50m x 3.05m)
<b>Dining Room</b>	15'3" x 11'0 (4.65m x 3.35m)
<b>Living Room</b>	18'5 x 17'9 (5.61m x 5.41m)
<b>Family Room</b>	16'0 x 14'0 (4.88m x 4.27m)

### FIRST FLOOR

<b>Family Bathroom</b>	7'9 x 5'4 (2.36m x 1.63m)
<b>Bedroom One</b>	19'9" x 10'9 (6.02m x 3.28m)
<b>Jack and Jill En-suite</b>	14'2 x 6'0 (4.32m x 1.83m)

<b>Bedroom Two</b>	19'9 x 10'9 (6.02m x 3.28m)
<b>EN- Suite</b>	10'10" x 6'8 (3.30m x 2.03m)
<b>Bedroom Three</b>	14'2" x 13'7 (4.32m x 4.14m)
<b>Bedroom Four</b>	11'4" x 11 (3.45m x 3.35m)
<b>Bedroom Five</b>	11'3" x 9'11 (3.43m x 3.02m)
<b>Shower Room</b>	7'5" x 3'3 (2.26m x 0.99m)
<b>Separate toilet</b>	3'6" x 3'4 (1.07m x 1.02m)

### EXTERNAL AREA

<b>Rear Garden</b>	105 x 45 (32.00m x 13.72m)
<b>Garage</b>	28 x 10'5 (8.53m x 3.18m)
<b>Driveway</b>	

**TERM** : An initial TWELVE month tenancy is offered.

**DATE** : The earliest date that a successful client could move into the property will be the 17th April 2023 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. Head southwest on High St/B1393 toward Half Moon Ln. At the roundabout, take the 3rd exit onto Epping New Rd/A104. At the roundabout, take the 2nd exit and stay on Epping New Rd. Turn right onto Ranger's Rd. Turn right onto Bury Rd. Destination will be on the right. Arrive: Bury Rd, London E4.



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>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.