



Buckingham Road, Essex, CM16 5AF

* DETACHED HOUSE * FIVE BEDROOMS * THREE BATHROOMS * WELL PRESENTED THROUGHOUT * CAR PORT * SCENIC VIEWS *

Millers are pleased to offer this modern and beautifully presented detached property with generous family accommodation. This contemporary home is nicely positioned on the "The Arboretum" development, designed and built by Higgins Homes and finished to a high specification. This desirable family home is arranged over three floors and is located close to Epping Town and local schooling. The accommodation on the ground floor comprises an entrance hallway, a large and bright living room, open plan kitchen-dining room with integrated appliances, utility room & cloakroom. Heading up to the first floor, the property boasts three bedrooms, one with an en-suite and a separate toilet. The second floor offers a family bathroom, two bedrooms with the master coming with an en-suite. Externally there is a car port and spacious rear garden.

* The property is AVAILABLE 15TH JUNE 2024 on a UNFURNISHED BASIS *

The property is situated on the highly desirable and modern "Arboretum" development which is ideally located close to Epping High Street with its many boutiques and shops, bars and restaurants. Epping Central Line station is also within walking distance and serves London. Buckingham Road is also within walking distance of the open countryside and arable farmland at Swaines Green. Epping St Johns Comprehensive school (ESJ) and Epping Primary School.



£3,200 Per Calendar Month

- DETACHED HOUSE
- FIVE DOUBLE BEDROOMS
- LARGE LIVING ROOM
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- TWO EN-SUITES
- LARGE REAR GARDEN
- UNFURNISHED BASIS
- AVAILABLE 15TH JUNE 2024



MILLERS
LETTINGS



Property Dimensions

GROUND FLOOR

Front Aspect

Entrance Hall

Kitchen/Dining Room

21'04 x 9'05 (6.50m x 2.87m)

Cloakroom

6'10 x 2'10 (2.08m x 0.86m)

Utility Room

7'8" x 5'5 (2.34m x 1.65m)

Living Room

14'3 x 13'11 (4.34m x 4.24m)

FIRST FLOOR

Landing

Bedroom Three

16'06 x 13'11 (5.03m x 4.24m)

Bedroom Four

13'09 x 7'03 (4.19m x 2.21m)

W/C

6'07 x 3'03 (2.01m x 0.99m)

Bedroom Two

13'08 x 10'06 (4.17m x 3.20m)

En-Suite

7'00 x 4'05 (2.13m x 1.35m)

SECOND FLOOR

Landing

Bedroom One

12'05 x 12'03 (3.78m x 3.73m)

En-Suite

7'02 x 5'03 (2.18m x 1.60m)

Bedroom Five

11'00 x 9'00 (3.35m x 2.74m)

Family Bathroom

9'2" x 4'3 (2.79m x 1.30m)

EXTERNAL AREAS

Rear Garden

60 x 23'10 (18.29m x 7.26m)

Car Port

18'9" x 11 (5.72m x 3.35m)

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 15th June 2024 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: High St, Epping CM16 4BP. Head south-west on High St/B1393 towards High St/B1393. Go through 2 roundabouts. Turn right onto Tower Rd. Turn left onto Buckingham Rd. Turn right to stay on Buckingham Rd. Turn left to stay on Buckingham Rd. Arrive: Buckingham Road, Epping CM16.



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 90 |
| (81-91) B | | 82 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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.