



Shaftesbury Road, Epping, CM16 5BJ

* THREE BEDROOMS * SEMI-DETACHED HOME * BEAUTIFUL OPEN PLAN LIVING/KITCHEN ROOM * MODERN BATHROOM * LANDSCAPED GARDEN * DRIVEWAY PARKING FOR TWO CARS *

Millers are pleased to offer this beautiful family home positioned in a highly desirable location due to the proximity of the local schools and high street which offers a wide array of shops & restaurants. This three bedroom semi-detached family home went through a complete renovation recently and is simply stunning. The accommodation is offered over two floors, with the ground floor comprising of a large open plan living space with a modern fully fitted kitchen and utility room. Heading up the stairs, the first floor comprises of master bedroom which offers full length built in wardrobes, a second double bedroom again with wardrobes, a good size single bedroom with storage cupboard and a large modern family bathroom. The property has been improved to an exceptional standard throughout to create a very desirable home. To the rear, there is a beautiful landscaped garden along with a summer house which offers enjoys stunning views over the fields. To the front of the property, there is a front drive suitable for two cars.

* The property is AVAILABLE 16th May 2024 on an UNFURNISHED BASIS *

Epping Town is positioned at the end of the central line on the underground, serving London. Located on the edge of our famous forest for recreation, bike riding and horse riding. Epping has a busy high street with a range of shops, cafes, bars, and restaurants. Transport connections are available for the M11 at Hastingwood and M25 at Waltham Abbey.



£2,300 Per Calendar Month

- SEMI DETACHED HOME
- THREE BEDROOMS
- OPEN PLAN GROUND FLOOR
- FULLY FITTED KITCHEN
- MODERN BATHROOM
- LANDSCAPED GARDEN
- STUNNING VIEWS TO REAR
- UNFURNISHED BASIS
- AVAILABLE 16TH MAY 2024



MILLERS
LETTINGS

MILLERS

AWAITING FLOORPLAN

Property Dimensions

GROUND FLOOR

Front Door

Entrance Hallway

Open plan Living / Kitchen Room
22'11 x 19'08 (6.99m x 5.99m)

Utility Room

FIRST FLOOR

Bedroom One 10'10 x 9'08 (3.30m x 2.95m)

Bedroom Two 11'11 x 8'11 (3.63m x 2.72m)

Bedroom Three 7'08 x 6'07 (2.34m x 2.01m)

Bathroom

7'05 x 5'05 (2.26m x 1.65m)

EXTERNAL AREA

Front Driveway

Rear Garden

Summer House

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 16th May 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 including 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 D



Directions

Start: High St, Epping CM16 4BP. Head south-west on High St/B1393. At the roundabout, take the 2nd exit onto St Johns Rd. Turn right onto Coronation Hill. Slight left onto Shaftesbury Rd. Destination will be on the left. Arrive: Shaftesbury Road, Epping CM16.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.