



## Thornwood Road, Epping, CM16 6SY

\* STUNNING DETACHED HOME \* FOUR BEDROOMS \* THREE RECEPTIONS \* OPPOSITE EPPING FOREST \* WALK TO THE HIGH STREET \* BEAUTIFULLY PRESENTED \* NEWLY FITTED BATHROOMS \*

Millers are thrilled to offer this impressive and generous family home providing four bedrooms, three reception rooms, off road parking and a detached home office (currently used as a gymnasium) at the bottom of the rear garden. The property offers grand kerb appeal with its rendered walls and block paved driveway and being opposite Wintry woods on Thornwood Road.

The property comprises an entrance porch leading to a spacious lounge and open plan dining room. Which offers ample character, featuring exposed period beams, double glazed wooden sash style windows and an impressive exposed open brick fireplace. A family room completes the ground floor which would be perfect as a home office or children's play room. There is a "country" style fitted kitchen offering a range style cooker, butler sink, ceramic tiled flooring and has views across the rear garden. A utility room leads off from the kitchen to a downstairs WC and further access into the half garage or store room.

The first floor provides four generous size bedrooms which includes the master bedroom which enjoys views of the rear garden and has a spacious en-suite bathroom. The second bedroom also enjoys an en-suite shower room. There is a family bathroom with a large walk in shower and a free standing rolled edge bath. Externally the property boasts a cosy rear garden which does provide an element of privacy. There is a detached garden room (currently used as a home gymnasium) but would make a fantastic den for older children or an external garden room, perhaps a bar and BBQ room. There is a large lawn area and a patio sitting area, There is side access to the front and a block paved driveway providing off street parking.

\* The property is AVAILABLE NOW on a UN/FURNISHED BASIS \*



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£4,000 Per Calendar Month

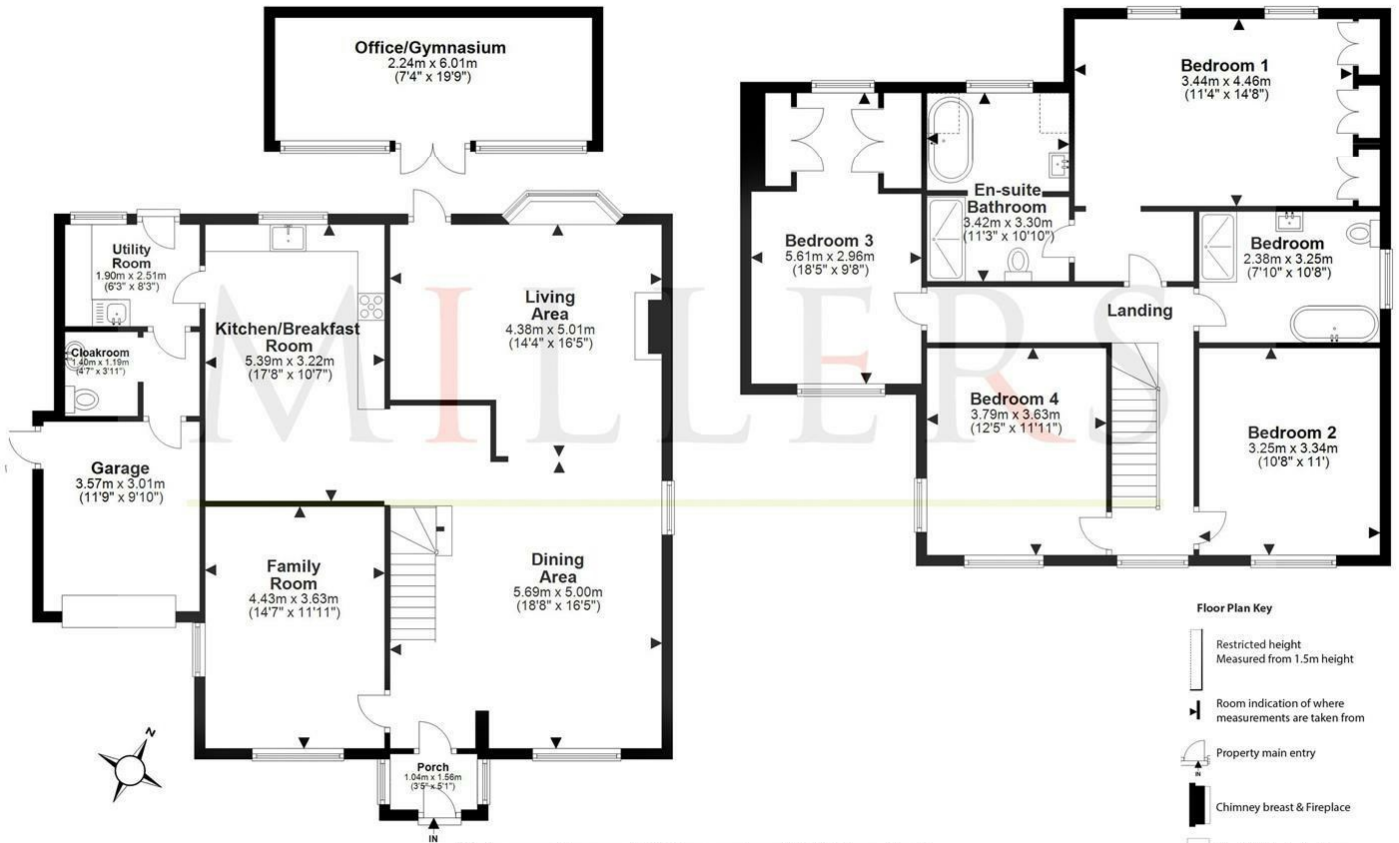
- STUNNING DETACHED HOME
- WHITE SANITARY WARE
- NORTH WEST FACING GARDEN
- FOUR BEDROOMS
- BLOCK PAVED PARKING
- UNFURNISHED BASIS
- FAMILY ACCOMMODATION
- DOUBLE GLAZED SASH WINDOWS
- AVAILABLE NOW



MILLERS  
LETTINGS

**Ground Floor**  
Main area: approx. 94.3 sq. metres (1014.9 sq. feet)  
Plus garages, approx. 10.3 sq. metres (110.8 sq. feet)  
Plus outbuildings, approx. 13.5 sq. metres (145.8 sq. feet)

**First Floor**  
Approx. 96.5 sq. metres (1038.6 sq. feet)



Main area: Approx. 190.8 sq. metres (2053.5 sq. feet)

Plus garages, approx. 10.3 sq. metres (110.8 sq. feet)  
Plus outbuildings, approx. 13.5 sq. metres (145.8 sq. feet)

**Total area including garages and outbuildings: approx. 214.6 sq metres (2310.1 sq feet)**

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  
Plan produced using PlanUp.

## Property Dimensions

### GROUND FLOOR

Entrance Porch	5'01 x 3'05 (1.55m x 1.04m)
Dining Area	18'08 x 16'05 (5.69m x 5.00m)
Living Area	14'04 x 16'05 (4.37m x 5.00m)
Family Room	16'06 x 11'11 (5.03m x 3.63m)
Kitchen Breakfast Room	17'08 x 10'07 (5.38m x 3.23m)
Utility Room	6'03 x 8'03 (1.91m x 2.51m)
Cloakroom WC	4'07 x 3'11 (1.40m x 1.19m)

### FIRST FLOOR

Bedroom One	11'03 x 14'08 (3.43m x 4.47m)
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### En-suite Bathroom

11'03 x 10'10 (3.43m x 3.30m)

### Bedroom Two

8'11" x 10'11" (2.71m x 3.34m)

### En-suite Shower Room

7'04 x 2'07 (2.24m x 0.79m)

### Bedroom Three

18'05 x 9'09 (5.61m x 2.97m)

### Bedroom Four

12'05 x 11'11 (3.78m x 3.63m)

### Family Bedroom

7'10 x 10'08 (2.39m x 3.25m)

### EXTERNAL AREA

### Office/Gymnasium

19'09 x 7'04 (6.02m x 2.24m)

### Garage Store Room

11'09 x 9'10 (3.58m x 3.00m)

**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 17th 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: Millers, Epping CM16 4BP. Head northeast on High Street/B1393 toward the Council offices. Continue to follow B1393 through the traffic lights. Pass Wood Berry Down on the left hand side and the destination will be on the left. Arrive: Thornwood Road, Epping, CM16.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.