



Torrington Gardens, Loughton, IG10 3TB

* NEWLY REFURBISHED * THREE BEDROOMS * NEW BATHROOM * CUL-DE-SAC LOCATION * PRIVATE DRIVEWAY * 5 MINUTE WALK TO DEBDEN STATION *

Millers are pleased to offer this beautifully presented three bedroom terraced home offering wonderful family accommodation situated in a popular cul-de-sac location. The property has received notable refurbishments including:- Newly painted throughout, new double glazed windows & a modern front door, new bathroom and new switches and plug sockets in all rooms plus much more. Heading inside, the property comprises an entrance hallway leading to a bright & spacious lounge which leads to the kitchen where new vinyl flooring has been laid plus new sink/taps & a new extractor fan has been installed. There are white goods including a brand new washing machine and fridge freezer and there's a range of wall and base units with rolled edge worktop surfaces. Adjacent to the kitchen, there is access to the downstairs W/C and rear garden. Heading upstairs, the first floor boasts a new modern bathroom, three bedrooms with one bedroom offering built in wardrobes and all have been finished with new roller blinds, lampshades and other small details. Outside, the rear garden offers a combination of patio and grass along with storage via the newly installed shed and to the front of the property, there is a private driveway along with side access to the garden.

* The property is AVAILABLE NOW on an UNFURNISHED basis. *

The property is in a great location just a stone's throw to Debden Central Line station and Debden High Street with its vast array of shops, coffee shops and restaurants. Popular schools are within easy reach along with Epping Forest College. The M11 and Debden Retail Park are both a 5 minutes' drive away. along with Epping Forest and Valley Hill Conservation area within easy reach for wonderful countryside walks.



£2,000 Per Calendar Month

- NEWLY REFURBISHED
- TERRACED HOME
- THREE BEDROOMS
- LOUNGE
- FITTED KITCHEN
- NEW BATHROOM
- REAR GARDEN
- UNFURNISHED BASIS
- AVAILABLE NOW



MILLERS



MILLERS



MILLERS



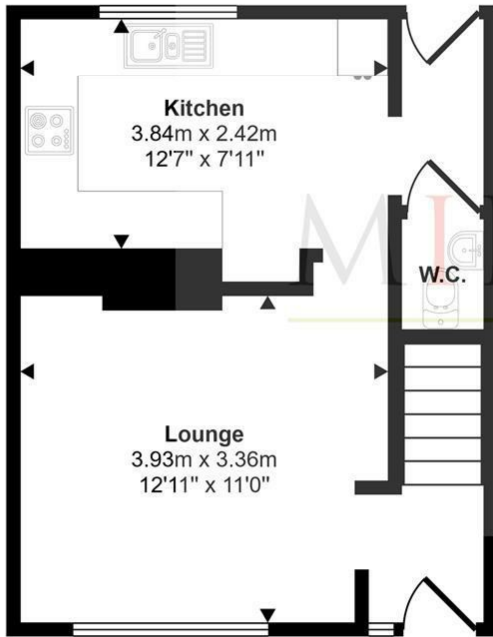
MILLERS



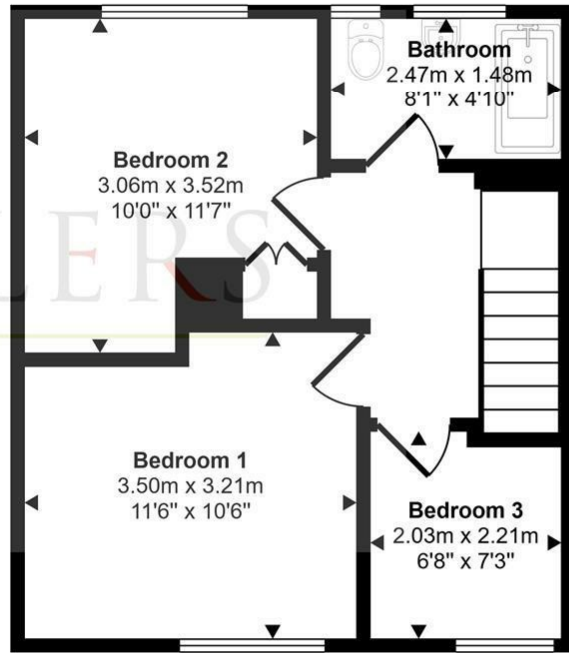
MILLERS

MILLERS
LETTINGS

Approx Gross Internal Area
68 sq m / 729 sq ft



Ground Floor
Approx 31 sq m / 330 sq ft



First Floor
Approx 37 sq m / 398 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Property Dimensions

GROUND FLOOR

Front Door

Hallway

Lounge 12'11 x 11'00 (3.94m x 3.35m)

Kitchen 12'07 x 7'11 (3.84m x 2.41m)

W/C

FIRST FLOOR

Bedroom One 11'06 x 10'06 (3.51m x 3.20m)

Bedroom Two 10'00 x 11'07 (3.05m x 3.53m)

Bedroom Three 6'08 x 7'03 (2.03m x 2.21m)

Bathroom 8'01 x 4'10 (2.46m x 1.47m)

EXTERNAL AREAS

Driveway

Rear Garden

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 9th August 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 C



Directions

Start: 229 High St, Epping CM16 4BP. Head south-west on High St/B1393 towards Cottis Ln. At the roundabout, take the 2nd exit onto Golding's Hill/A121. At the roundabout, take the 1st exit onto Rectory Ln/A1168. Turn left onto Westall Rd. Turn right onto Sandford Ave. Turn right onto Willingale Rd. Turn left onto The Broadway. Turn right onto Torrington Dr. Turn right onto Torrington Gardens Destination will be on the right. Arrive: Torrington Gardens, Loughton IG10.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.