



## Kendal Avenue, Epping, CM16 4PW

\* BEAUTIFUL DETACHED FAMILY HOME \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* OPEN PLAN KITCHEN/DINER \* GARAGE \* PARKING FOR MULTIPLE CARS \* PREMIER LOCATION \*

Millers are delighted to offer this generous and remodelled detached property in the prime location of Kendal Avenue which is ideally placed for the town's amenities and local facilities including the train station being a stones throw away. This property offers contemporary interior design and has been owner occupied since it's renovation. The property boasts a paved in and out driveway suitable for multiple cars and offers access to the garage. The rear wrap around garden has been beautifully maintained offering an established mixed border alongside a combination of lawn and patio area, perfect for al fresco dining.

Heading inside the property, the ground floor has been laid with a fantastic, engineered wood flooring and comprises a gorgeous downstairs W/C, a separate spacious living room which then leads to the main hallway where access to the utility room & garage is possible. Turning right, you're greeted by an exceptional open-plan kitchen dining room. The kitchen offers wonderful limestone flooring, a gas hob, American style fridge freezer, integrated Bosch appliances, wine cooler & a large range of fitted cupboards along with a central island perfect for food preparation & dining. Bi-folding doors opening into the garden really brings the outside in. Adjacently, a bright and airy family room awaits with doors leading out to the garden. The first floor which has been laid to carpet offers three bedrooms, one family bathroom and two en-suite shower rooms. The master suite which enjoys a dressing area, en-suite shower room and walk-in wardrobe will blow you away. The second bedroom which overlooks the rear garden offers an en-suite shower room & changeable feature wall where bedroom three offers free standing wardrobes and views of the garden too.

\* The property is AVAILABLE NOW on an UNFURNISHED BASIS \*



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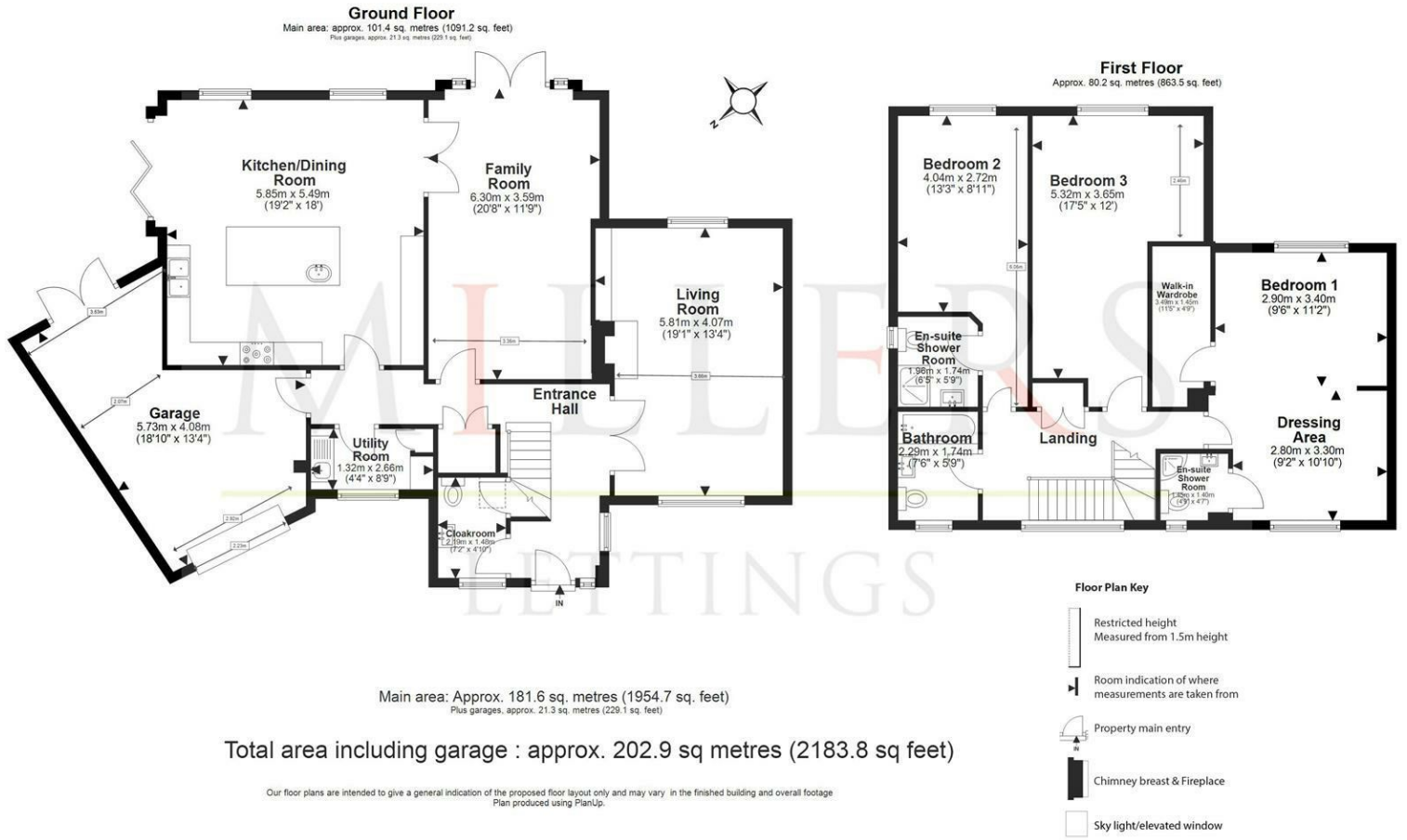
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£3,295 Per Calendar Month

- STUNNING DETACHED HOME
- OPEN PLAN KITCHEN/DINER
- GARAGE
- THREE BEDROOMS
- FAMILY BATHROOM + TWO EN-SUITES
- UNFURNISHED BASIS
- TWO RECEPTION ROOMS
- ESTABLISHED REAR GARDEN
- AVAILABLE NOW



**MILLERS**  
LETTINGS



## Property Dimensions

### GROUND FLOOR

Entrance Hall	
Cloakroom	7'02" x 4'10" (2.18m x 1.47m)
Living Room	19'01" x 13'04" (5.82m x 4.06m)
Storage Cupboard	
Utility Room	4'04" x 8'09" (1.32m x 2.67m)
Kitchen/Dining Room	19'02" x 18'00" (5.84m x 5.49m)
Family Room	20'08" x 11'09" (6.30m x 3.58m)

### FIRST FLOOR

Landing	
Family Bathroom	7'06" x 5'09" (2.29m x 1.75m)
Bedroom 2	13'03" x 8'11" (4.04m x 2.72m)

### En-suite Shower Room

6'05" x 5'09" (1.96m x 1.75m)

### Storage Cupboard

### Bedroom 3

17'05" x 12'00" (5.31m x 3.66m)

### Bedroom 1

9'06" x 11'02" (2.90m x 3.40m)

### Dressing Area

9'02" x 10'10" (2.79m x 3.30m)

### Walk-in Wardrobe

11'05" x 4'09" (3.48m x 1.45m)

### En-suite Shower Room

4'09" x 4'07" (1.45m x 1.40m)

### EXTERNAL AREAS

### Garage

18'10" x 13'04" (5.74m x 4.06m)

### Rear Garden

### In & Out Driveway

**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 12th August 2024 subject to terms conditions and references.

**HOLDING DEPOSIT:** The holding deposit is equal to 1 week's 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: 229 High St, Epping CM16 4BP. Head south-west on High St/B1393 towards Cottis Ln. Go through 1 roundabout. At the roundabout, take the 1st exit onto Station Rd. Turn left onto Kendal Ave Destination will be on the right. Arrive: Kendal Ave, Epping CM16 4PP.



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>		
(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>	76	83
EU Directive 2002/91/EC		

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