



Buckingham Road, Epping, CM16 5AG

* SEMI-DETACHED HOME * FOUR BEDROOMS * THREE BATHROOMS * BEAUTIFULLY PRESENTED THROUGHOUT * CAR PORT & GARAGE * SCENIC VIEWS *

Millers are delighted to offer this modern and beautifully presented semi-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 ground floor comprises an entrance hall leading to a guest cloakroom WC, has stairs rising to the upper floors and open into an open plan family kitchen dining room with breakfast bar which leads to the utility room. The kitchen is comprehensively fitted with a range of high gloss wall and base units and features granite work tops. There are a range of integrated appliances including a stainless steel and glass fronted oven, microwave, induction hob, instant hot water tap and island unit. The first floor offers a landing with an airing cupboard, stairs rising upwards and doors leading to the further accommodation. There is a spacious living room with a feature bay window overlooking the top meadow. The third and fourth bedroom are situated on the first floor along with a modern three-piece bathroom. On the second floor is a landing with doors leading to the second bedroom. This room provides fitted wardrobe and a modern en-suite shower room. The master bedroom benefits from a walk-in wardrobe and en-suite bathroom which includes a free-standing bath and separate shower. The property features a well-maintained garden with a patio area, some established borders and shrubs. There is side access to the front and the garage which has an electric up and over door.

* The property is AVAILABLE from 9th November 2024 on an UNFURNISHED BASIS *



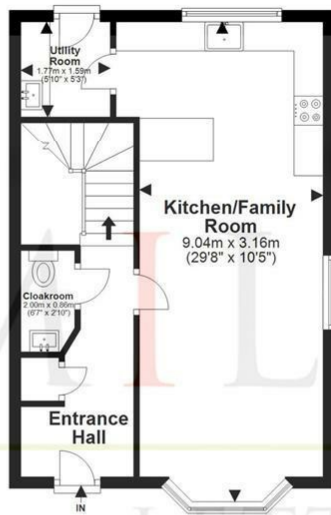
£2,895 Per Calendar Month

- SEMI DETACHED HOME
- HIGH GLOSS MODERN KITCHEN
- CAR PORT PARKING
- FOUR DOUBLE BEDROOMS
- THREE BATHROOMS
- UNFURNISHED BASIS
- LARGE LIVING ROOM
- GARAGE
- AVAILABLE 9TH NOVEMBER 2024



MILLERS
LETTINGS

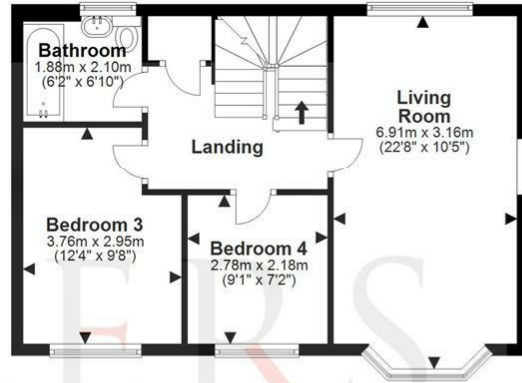
Ground Floor
Approx. 41.3 sq. metres (444.1 sq. feet)



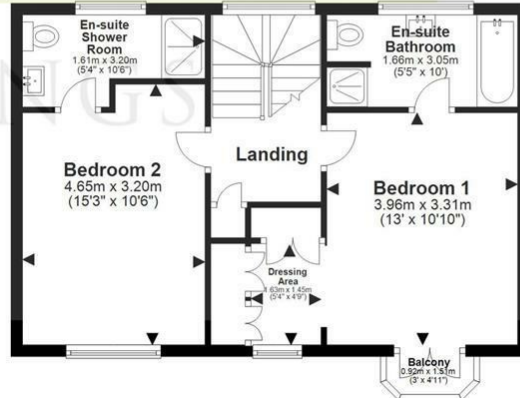
Floor Plan Key

- Restricted height
Measured from 1.5m height
- Room indication of where
measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

First Floor
Approx. 48.7 sq. metres (523.8 sq. feet)



Second Floor
Approx. 48.5 sq. metres (522.1 sq. feet)



Total area: approx. 138.4 sq. metres (1489.9 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

Property Dimensions

GROUND FLOOR

Entrance Hall	
Cloakroom	6'07 x 2'10 (2.01m x 0.86m)
Kitchen/Diner	29'08 x 10'05 (9.04m x 3.18m)
Utility Room	5'10 x 5'03 (1.78m x 1.60m)
FIRST FLOOR	
Living Room	22'08 x 10'05 (6.91m x 3.18m)
Family Bathroom	6'02 x 6'10 (1.88m x 2.08m)
Bedroom Three	12'04 x 9'08 (3.76m x 2.95m)
Bedroom Four	9'01 x 7'02 (2.77m x 2.18m)

SECOND FLOOR

Landing	
Bedroom One With En-Suite	13'00 x 10'10 (3.96m x 3.30m)
Dressing Area	5'04 x 4'09 (1.63m x 1.45m)
Bedroom Two With En-Suite	15'03 x 10'06 (4.65m x 3.20m)
EXTERNAL AREAS	
Rear Garden	36'00 x 29'00 (10.97m x 8.84m)
Car Port	9'05 x 9'11 (2.87m x 3.02m)

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 November 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
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		83	
(69-80) C			
(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.