



## Ravensmere, Epping, CM16 4PS

\* DETACHED RESIDENCE \* FOUR BEDROOM \* HIGHLY DESIRABLE LOCATION \* QUIET CUL DE SAC \* CARRIAGE DRIVEWAY \* SHORT WALK TO HIGH STREET \* 600 METES TO STATION \*

A rare opportunity to RENT this wonderful detached family home offering four bedroom, three reception rooms. Situated in one of Epping most desirable locations close to the High Street and a short walk to Epping Central Line Station.

The property is approached by a large circular driveway with well-established front gardens. The accommodation comprises a grand entrance hallway and boot room & ground floor cloakroom WC. Doors lead into a living room with feature fireplace and enjoys a dual aspect, further doors lead to a formal dining room and snug area. There is a fitted kitchen with integrated appliances and a door gives access to the single storage room (garage) which is used as home gym. The first floor has a galleried landing with doors to all four bedrooms comprising: a master bedroom suite with dressing room & en-suite shower room. A second bedroom with en-suite shower room & two further bedrooms which share a four-piece bathroom. The mature gardens are well-tended and feature a patio area to the immediate rear with steps up to a second sitting area. There's a large lawned area surrounded by mature shrubs, bush and tree borders. To the side is a courtyard area and side access.

\* AVAILABLE from the 12th APRIL 2025 on an UNFURNISHED BASIS \*

Ravensmere is a popular residential street close to the town center & conveniently placed for Epping Central Line station, just 600 meters walk, which serves central London. Epping Town has a busy High Street with lots of bars, cafes, restaurants and boutique shops. There is a sports center and gym for recreation in Hemnall Street, a Golf Club at Flux's Lane and access to Epping Forest for bike riding, walking or horse riding. Local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School.



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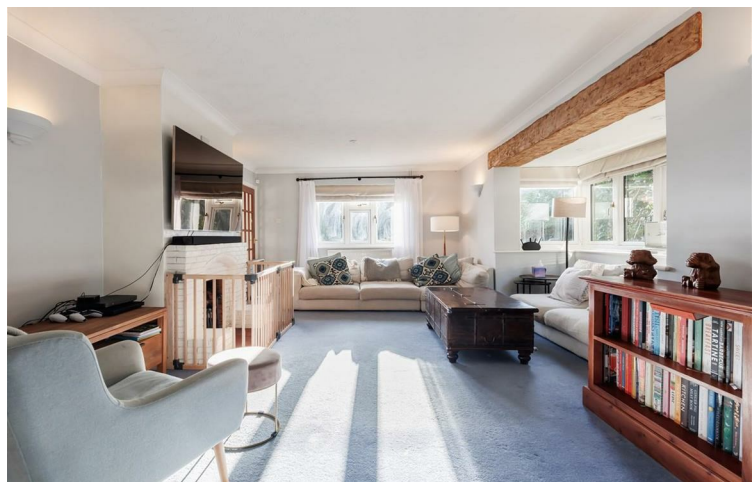


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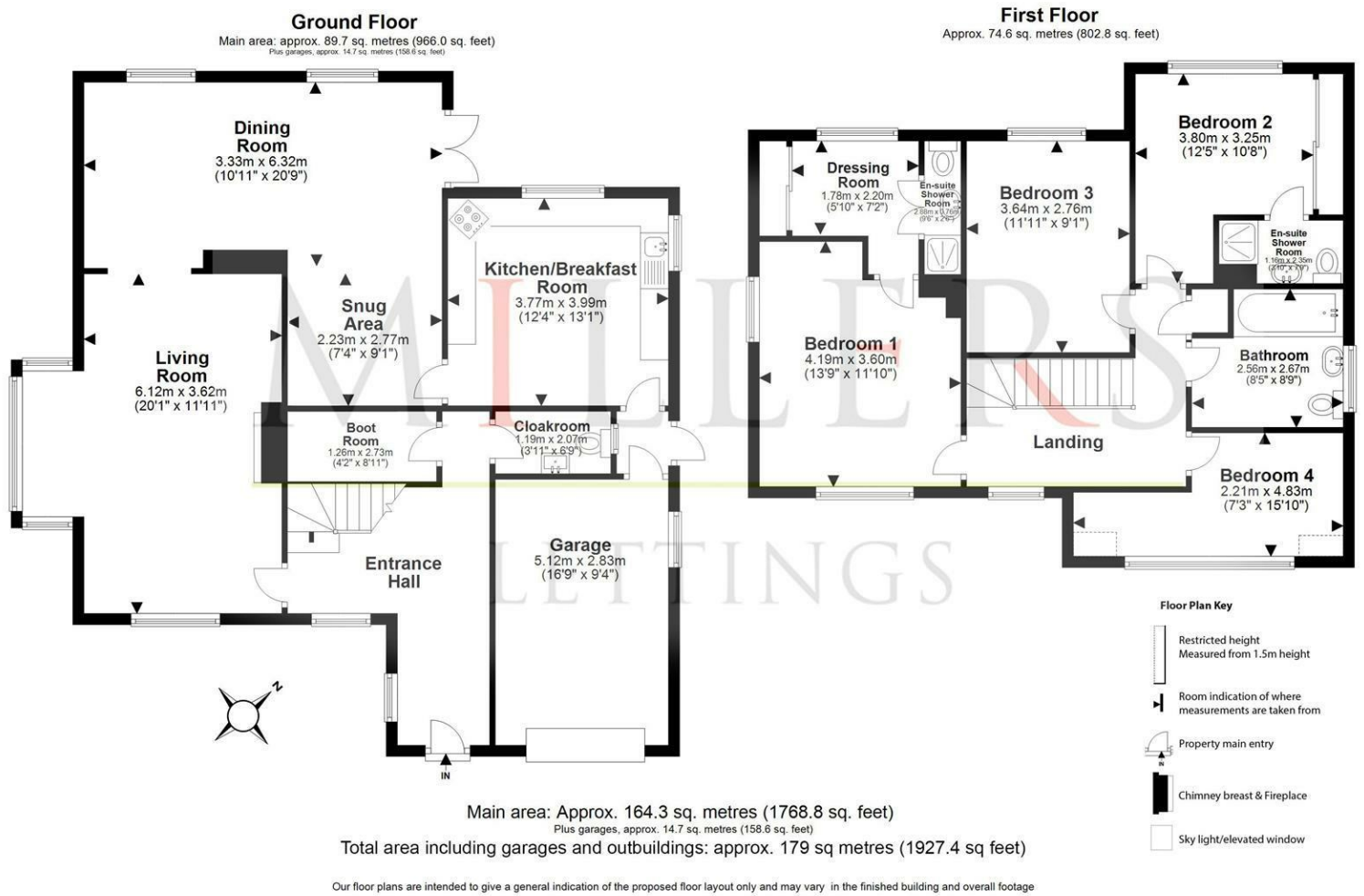
£4,500 Per Calendar Month

- DETACHED FAMILY RESIDENCE
- 2 MASTER BEDROOM SUITES
- 600 METERS TO EPPING STATION
- CARRIAGE DRIVEWAY PARKING
- LOUNGE WITH COSY FIREPLACE
- AVAILABLE APRIL 2025
- FOUR SPACIOUS BEDROOMS
- QUIET CUL-DE-SAC LOCATION
- UNFURNISHED





MILLERS  
LETTINGS



## Property Dimensions

GROUND FLOOR		En-suite Shower Room	
Cloakroom WC	6'9 x 3'11 (2.06m x 1.19m)	Bedroom Two	9'6" x 2'6" (2.90m x 0.76m)
Boot Room	8'11 x 4'2 (2.72m x 1.27m)	En-suite Shower Room	12'6" x 10'8" (3.80m x 3.25m)
Living Room	20'1" x 11'11" (6.12m x 3.62m)	Bedroom Three	7'9 x 3'10 (2.36m x 1.17m)
Snug Area	7'4" x 9'1" (2.23m x 2.77m)	Bedroom Four	11'11" x 9'1" (3.64m x 2.76m)
Dining Room	10'11" x 20'9" (3.33m x 6.32m)	Family Bathroom	7'3" x 15'10" (2.21m x 4.83m)
Kitchen Breakfast Room	12'4" x 13'1" (3.77m x 3.99m)	EXTERNAL AREA	8'9" x 8'5" (2.67m x 2.57m)
FIRST FLOOR		Garage	16'9" x 9'4" (5.11m x 2.84m)
Bedroom One	13'9" x 11'10" (4.19m x 3.60m)	Rear Garden	57' x 42'7 (17.37m x 12.98m)
Dressing Room	5'10" x 7'2" (1.78m x 2.18m)	Courtyard	15'6 x 10'3 (4.72m x 3.12m)

**TERM :** An initial TWELVE month tenancy is offered, although a longer term could be available, for the right applicant.

**DATE :** The earliest date that a successful client could move into the property will be the 12th April 2025 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 a 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 E





Directions

START: Millers Estate Agents & Letting Agents in Epping, 229 High Street, Epping, CM16 4BP. 0.0. Head southwest on High St/B1393 toward epping church. Go through 1 roundabout. 0.2. At the roundabout, take the 1st exit onto Station Rd. 0.3. Turn left onto Hemnall St. 0.5. Turn right onto Kendal Ave. 0.7. Turn left onto Ravensmere. Destination will be on the right. 0.8. ARRIVE: 8 Ravensmere, Epping CM16 4PS. Total time: 2 mins 22s



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	43	78
England & Wales		
EU Directive 2002/91/EC		

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