MILLERS

LETTINGS

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 Lettings are delighted to offer this beautifully remodelled three-bedroom detached property, situated in the highly sought-after Kendal Avenue and ideally positioned for the town's amenities, local facilities and train station, which is just a stone's throw away.

The property has been finished to a fantastic standard throughout and benefits from a paved in-and-out driveway providing parking for multiple vehicles, access to the garage and a beautifully maintained wrap-around rear garden with established borders, lawn and patio areas, perfect for outdoor dining and entertaining.

Internally, the ground floor features engineered wood flooring throughout and comprises a welcoming entrance hallway, spacious separate living room, downstairs W/C and utility room with access to the garage. To the rear is an impressive open-plan kitchen/dining room, finished with limestone flooring and featuring a gas hob, American-style fridge freezer, integrated Bosch appliances, wine cooler, extensive fitted storage and a central island. Bi-folding doors open directly onto the garden, creating a fantastic entertaining space. There is also a bright and versatile family room with direct access to the garden.

Upstairs are three well-proportioned bedrooms, a family bathroom and two en-suite shower rooms. The impressive principal bedroom benefits from a dressing area, walk-in wardrobe and en-suite shower room, while the second bedroom also enjoys an en-suite and views over the rear garden. The third bedroom offers further garden views and fitted storage.

A superb family home combining stylish contemporary interiors, generous living space and an excellent location.

* AVAILABLE END OF OCTOBER ON UNFURNISHED BASIS *

Kendal Avenue is a sought-after residential road in Epping, with excellent access to the High Street, shops & cafes

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£4,000 Per Calendar Month

- STUNNING DETACHED HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN/DINER
- FAMILY BATHROOM + TWO EN-SUITES
- ESTABLISHED REAR GARDEN
- GARAGE
- UNFURNISHED BASIS
- AVAILABLE END OF OCTOBER 2026

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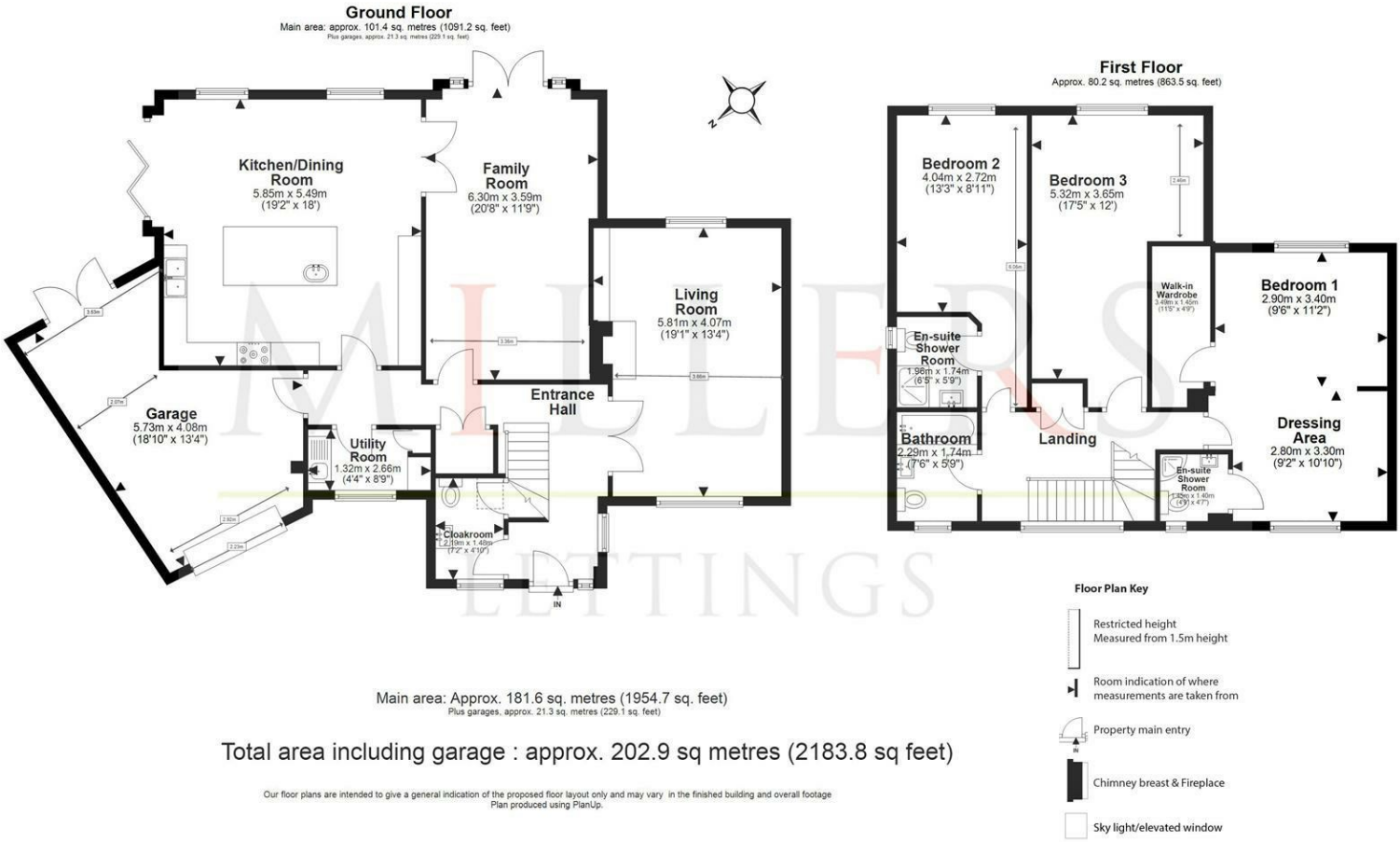


Property Dimensions

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: A periodic tenancy is offered, with a long-term tenant preferred.

DATE: The earliest date that a successful client could move into the property will be the End of October 2026 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.

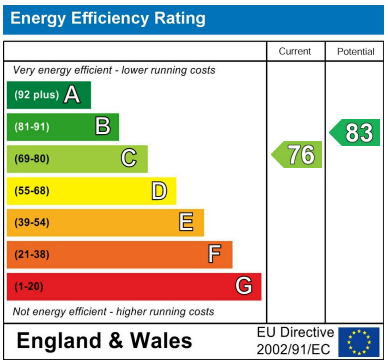
FURNITURE: The property is available on an UNFURNISHED basis, although there are white goods.

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.



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