



WHERE STANDARDS MATTER

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Epping New Road, Buckhurst Hill, IG9

Spencer Munson is pleased to offer you this Three bedroom Semi -detached property. This property comprises of two large reception rooms a separate fitted kitchen and a large conservatory, upstairs you have two large double bedrooms and a single room. Family bathroom with shower and bath. Large rear garden, off street parking and a garage. This property has been redecorated throughout and is available to let immediately. Offered Unfurnished.

EPC Rating E Council Tax band E

Rent: £2,395 - Monthly



Epping New Road, Buckhurst Hill, IG9

Living Room



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		79
55-68 D		
39-54 E	54	
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.