



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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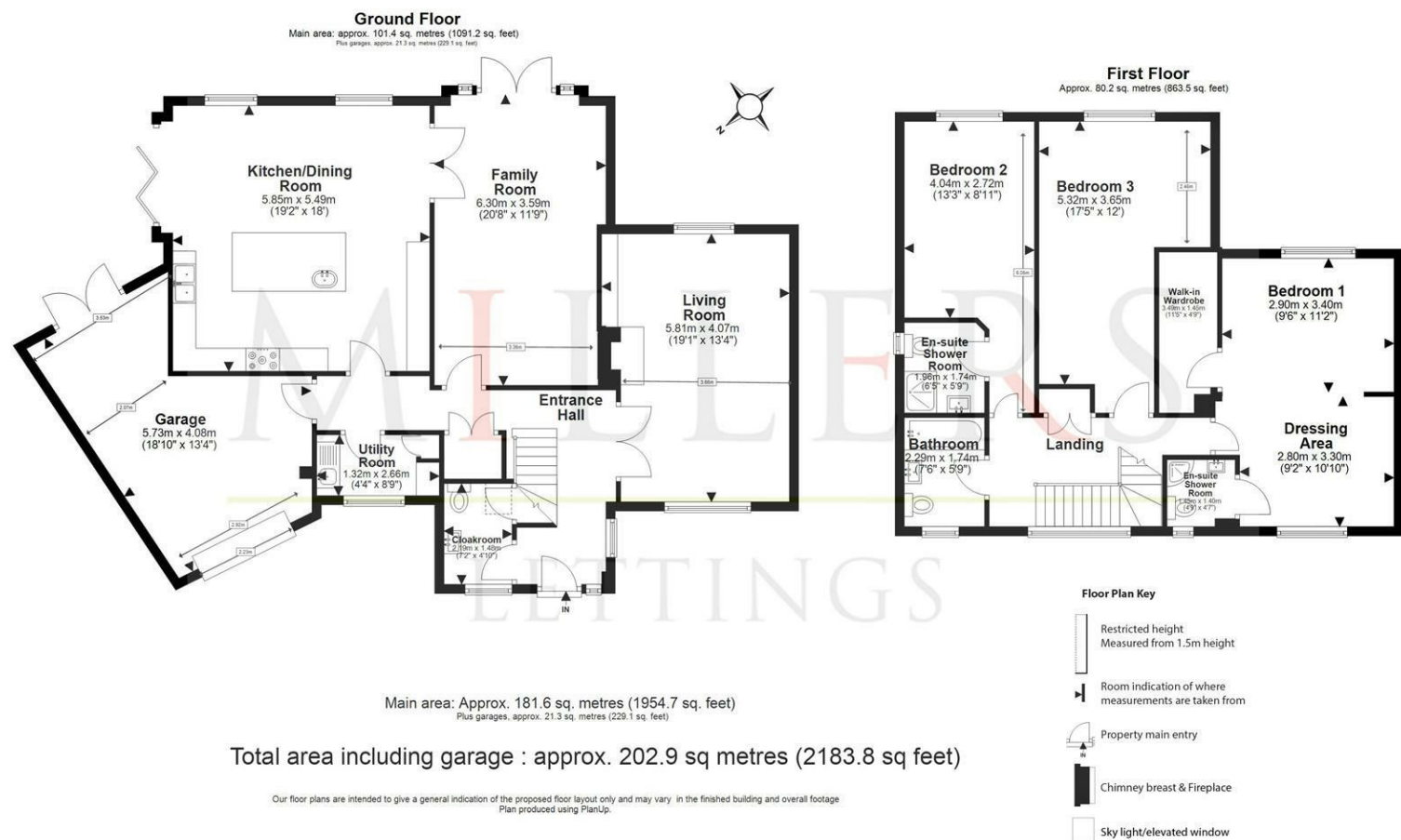
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£3,350 Per Calendar Month

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



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: 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	83
(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		

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