



Kings Wood Park, Epping, CM16

£1,850pcm

*Hammond
& Smith*

Property Description

A beautifully designed three bedroom semi-detached home in the desirable location of Kings Wood Park, Epping. Available to let from Mid-June, this is a superb family home.

With fantastic curb appeal this property combines traditional charm with modern design. Inside you will find two great sized versatile reception rooms, ideal for a growing family. The stylishly sleek monochrome kitchen offers ample storage and integrated appliances. Completing the ground floor is a handy shower room/WC.

Heading upstairs you will find two double bedrooms and a good sized single. Finished with neutral decor throughout, each bedroom provides a peaceful blank canvas for you to move in and unpack. Completing the top floor is the family bathroom.

Outside, you are blessed with a low maintenance rear garden with side access.

Kings Wood Park is a great spot to live in Epping. Here you are a short stroll away from the popular Stonards Park and Epping High Street itself. Epping is a mecca for families to enjoy, from walks in the forest to lunch in a great choice of restaurants, and of course the Underground also in location too. A fabulous family home.

EPC Rating: B



Key Features

- ✓ THREE BEDROOMS
- ✓ TWO RECEPTION ROOMS
- ✓ THREE BATHROOMS
- ✓ MODERN DECOR THROUGHOUT
- ✓ GAS CENTRAL HEATING
- ✓ CLOSE TO FOREST
- ✓ UNFURNISHED
- ✓ AVAILABLE MID-JUNE
- ✓ AMPLE ON-STREET PARKING



Rooms

Front Door

Entrance Hallway

Lounge/Dining Room

15' 7" x 16' 2" (4.74m x 4.92m)

Kitchen/Breakfast Room

13' 0" x 8' 6" (3.97m x 2.59m)

Inner Hallway

Downstairs Shower Room & WC

Family Room

16' 11" x 16' 5" (5.16m x 5.01m)

First Floor

Bedroom One

11' 6" x 12' 10" (3.5m x 3.92m)

En-Suite Shower Room

7' 2" x 5' 11" (2.19m x 1.8m)

Bedroom Two

9' 11" x 9' 1" (3.02m x 2.77m)

Bedroom Three

9' 11" x 6' 8" (3.02m x 2.04m)

Family Bathroom

6' 11" x 5' 7" (2.1m x 1.7m)

TERM

Initial Twelve Month Tenancy is offered although there is potential for longer.

DATE

The Earliest date the property will be available is the 13th June 2022 subject to references.

HOLDING DEPOSIT

The Holding deposit is equal to 1 weeks rent, paid by the prospective tenants to reserve the property. This will only be retained if the prospective tenants or guarantors fail to pass a right to rent check or provide mis leading information, also in the instance where the prospective tenants fail to sign the tenancy 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 above, Protected with the (DPS) Deposit Protection Service.

FURNITURE

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

UTILITY BILLS

All Utility Payments are responsible for the tenants including Tv Licence and Council Tax accounts. Please refer to your AST for further information.



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