

**Kings Wood Park, Epping, CM16** £1,850pcm



## **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.

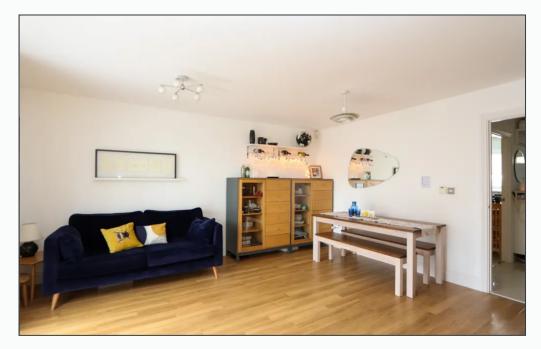
Heading upstairs you will find two double bedrooms and a good sized single. Finished with neutral decor throughout, each bedroom provides a peaceful blank canvas for you to move in and unpack. Completing the top floor is the family bathroom.

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**

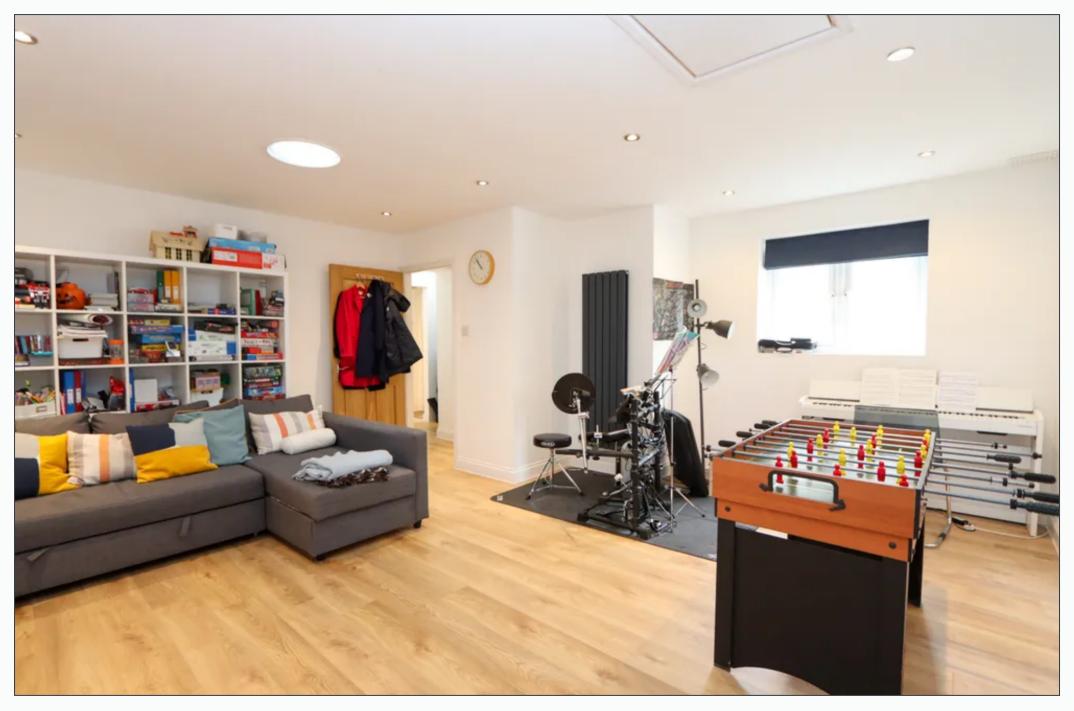
The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or above, Protected with the (DPS) Deposit Protection Service.

#### **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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