



**Woodberry Down, Epping, CM16**

£1,350 pa

Hammond  
& Smith



# Property Description

Available for short term let is this 4 bedroom semi detached house in Woodberry Down, Epping.

This property offers separate sitting room, spacious L shaped lounge/ diner to the rear with a separate kitchen. The first floor offers four bedrooms and a family bathroom. This property also benefits from off road parking, a garage and large well matured garden.

Well situated just a short walk to Epping High street offering a wide array of shops and eateries including the highly sought after M&S Foodhall and the popular Fred & Dougs.

EPC Rating: E



## Key Features

- ✓ AVAILABLE FROM 5TH MARCH
- ✓ FOUR BEDROOMS
- ✓ OFF ROAD PARKING
- ✓ GARAGE
- ✓ SEPARATE LOUNGE
- ✓ 6 -12 MONTH LET AVAILABLE
- ✓ LARGE GARDEN
- ✓ CLOSE TO HIGH STREET



# Rooms

**Entrance Hall**

**Tv Room**

**Dining Room/ Lounge**

**Kitchen**

**Garage & WC**

**First Floor**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**Family Bathroom**

## TERM

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

## DATE

The Earliest date the property will be available is the 5th March 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.

# External Areas

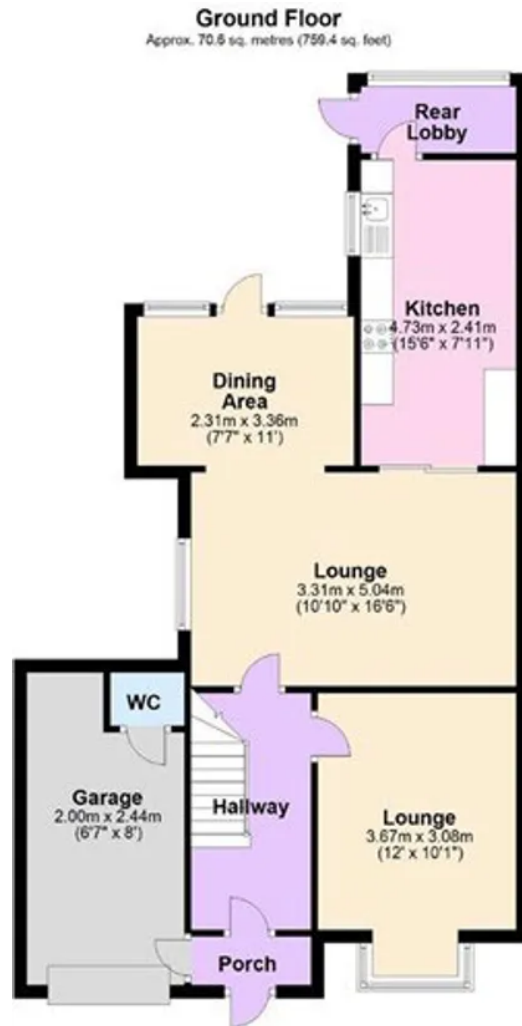
## Garage

Single Garage





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*Hammond & Smith*



Total area: approx. 124.0 sq. metres (1335.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approx. and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



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