



Bower Vale, Epping, CM16

£1,750pcm

Hammond
& Smith

Property Description

A modern three bedroom mid terraced home TO LET, located in the super spot of Bower Vale, Epping.

Available on an unfurnished basis, this smartly presented home arranged across three floors is a great find. From here you're only a stones throw to Epping's Underground Central Line - perfect for commuters or those who enjoy a trip into town.

On arrival you'll find off road parking, with a front porch leading to the living room. Here you'll find some nice traditional features, including a cast iron fireplace and front bay window providing plenty of natural light. Also on the ground floor you'll find the dining room and sleek modern fitted kitchen. With integrated appliances, on trend herringbone tiling and a clean neutral palette, this stylish kitchen is a real treat.

Upstairs you'll find two bedrooms on the first floor, with the master providing an en-suite WC. Completing this floor sits the family bathroom. Last but not least, heading up another flight of stairs to the loft conversion, the third bedroom awaits.

Outside the private rear garden is fabulously presented and full of style. With low maintenance planting and tunnel access to the front of the home, this is a great space to love and enjoy.

Tucked down the quiet cul-de-sac of Bower Vale, this home is perfectly placed in Epping. From here you're only a short walk away to the High Street where you'll find a great selection of shops and restaurants. With plenty of great schools nearby, the Central Line on your doorstep, along with the delights of the nearby forest, this is a great place to live and call home.



EPC Rating: E

Key Features

- ✓ AVAILABLE NOW
- ✓ MODERN DECOR THROUGHOUT
- ✓ WALKING DISTANCE TO STATION/HIGH STREET
- ✓ THREE BEDROOMS
- ✓ PARKING AVAILABLE
- ✓ MODERN FITTED KITCHEN
- ✓ GAS CENTRAL HEATING
- ✓ UNFURNISHED



Rooms

Front Door

Living Room

13' 1" x 11' 10" (4m x 3.6m)

Dining Room

11' 10" x 11' 2" (3.6m x 3.4m)

Kitchen

12' 6" x 6' 11" (3.8m x 2.1m)

Stairs Leading To

Bedroom One

13' 5" x 11' 2" (4.1m x 3.4m)

En-Suite WC

6' 0" x 2' 7" (1.84m x 0.79m)

Bedroom Two

11' 2" x 9' 2" (3.4m x 2.8m)

Family Bathroom

7' 7" x 6' 10" (2.3m x 2.08m)

Stairs Leading To

Bedroom Three

13' 9" x 11' 2" (4.2m x 3.4m)

Rear Garden

Side Access

TERM

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

DATE

The Earliest date the property will be available is the 12th August 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

Garden







WELCOME TO
BOWER VALE
COMMUNITY
GARDEN



Hammond & Smith

01992 919 007

hello@hammondandsmith.co.uk

