



Chapel Road, Epping, CM16

£2,200pcm

Hammond
& Smith

Property Description

A delightful three bedroom home available TO LET early July 2022. Located in the enviable location of Chapel Road, Epping, this charming cottage is a fantastic place to live.

Full of character and period style, Ely Cottage is available on a PART-FURNISHED basis, arranged over two floors with the lounge, dining room and fully fitted kitchen all of great size. On the first floor you will find two double bedrooms with the third bedroom perfect for a dressing room, nursery or home office. The family bathroom is fully tiled with a spacious sink and vanity unit.

What's more, here you are blessed with a superb south facing low maintenance rear garden, with lawn and patio areas and the added bonus addition of a stylish garden room - the perfect spot for those working from home, or perhaps a gym.

Chapel Road is in the heart of the historic market town of Epping, just a stones throw from a fabulous choice of shops, boutiques, restaurants and cafes. Here you are also only a short walk away from both the local primary and secondary school, with Epping's Underground Station a mere 10 minutes walk away.

EPC Rating: E



Key Features

- ✓ AVAILABLE EARLY JULY
- ✓ DETACHED HOUSE
- ✓ WALKING DISTANCE TO STATION/HIGH STREET
- ✓ MODERN BATHROOM
- ✓ THREE BEDROOMS
- ✓ SOUTH FACING GARDEN
- ✓ MODERN DECOR THROUGHOUT
- ✓ HI-SPEC KITCHEN
- ✓ GARDEN OUTBUILDING
- ✓ ALARM SYSTEM
- ✓ DOUBLE GLAZING
- ✓ GAS CENTRAL HEATING



Rooms

Front Door

Entrance Hallway

11' 7" x 3' 5" (3.53m x 1.04m)

Lounge Area

10' 12" x 10' 11" (3.35m x 3.32m)

Dining Room

12' 8" x 8' 8" (3.87m x 2.64m)

Kitchen

14' 7" x 9' 3" (4.45m x 2.82m)

Bedroom One

10' 11" x 15' 7" (3.34m x 4.74m)

3.342m x 4.746 > 4.510m

Bedroom Two

14' 1" x 9' 5" (4.3m x 2.87m)

Bedroom Three

9' 9" x 4' 4" (2.96m x 1.32m)

(Dressing/Cot Room)

Family Bathroom

9' 7" x 4' 11" (2.93m x 1.5m)

Garden Outbuilding

11' 8" x 10' 11" (3.56m x 3.33m)

Rear Garden

TERM

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

DATE

The Earliest date the property will be available is the 2nd July 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





Hammond & Smith

01992 919 007

hello@hammondandsmith.co.uk

