



## Woodberry Down Epping, CM16 6RJ

Edward Chase is delighted to present to the residential lettings market this unique 4-bedroom, 2 reception house located in Epping only a short walk to Epping Station. This property is situated in one of Epping's most sought-after locations and benefits from being extremely large with ample living space, driveway, garage, and private garden. We feel this property would be suitable for a family or professional sharers searching for convenience, location and size. This property has several key features: - Gas central heating - 4 spacious bedrooms - 2 enormous reception rooms - Spacious kitchen with dishwasher - Garage - Driveway parking - Rear garden - Storage - Double glazed windows - Walking distance to Epping High Road and Epping Station - Unfurnished - Rented as seen. To view this property please contact Edward Chase today. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service.



- This House Is An Enormous 4 Bedroom Property With 2 Large Receptions
- Ample Storage Spacious Throughout Makes This Property An Excellent Choice For Families
- Double Glazed Windows, Gas Central Heating, Side Garage & Driveway Parking
- Master Bathroom Situated On The First Floor
- Highly Desirable Location In Epping With Only A Few Properties Available
- Council Tax Band E, EPC Rating E, Epping Borough Council

**Monthly Rental Of £1,399**

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protection (CMP) in place through the PropertyMark, scheme reference C0129032. If you would like a free property appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialize in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Romford, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.