MILLERS

LETTINGS




# Rosebrook Gardens, Upland Road, Thornwood, CM16 6NJ

Nestled in the sought-after village of Thornwood, just over two miles from the historic market town of Epping, Rosewood is a thoughtfully crafted new development. Here, a limited collection of nine beautifully designed three-bedroom houses invites you to experience modern living in a peaceful, idyllic setting.

With open countryside and scenic walking routes on the doorstep, these homes offer a peaceful retreat from the bustle of daily life, yet remain wonderfully connected. Excellent local schools, village amenities, and quick transport links into London are all close by, creating a harmonious blend of rural charm and urban convenience.

This three-bedroom semi-detached family house is perfectly suited to family life and professionals alike. Offering approximately 1,200 sq ft of thoughtfully planned living space, the interior offers flexibility, comfort and effortless style. There are three bedrooms and two bathrooms which includes an en-suite to the master bedroom. The ground floor has a stylish living room and spacious kitchen-breakfast room complete with appliances and space for a family dining table and chairs. There is ample parking to the front andr an enclosed rear garden with side access.

** AVAILABLE NOW on an UNFURNISHED BASIS **

Thornwood is a small village located within a mile from Epping Town. It has access to an abundance of open countryside, forest land and farmland. There are two petrol filling station, both offering shopping facilities although one has an extensive range of food items and general groceries. The larger town of Epping offers a busy High Street offering a variety of shops, restaurants, cafes, bars and supermarkets. Epping also benefits with a central line station serving London. Thornwood has a close proximity to the M11 at Hastingwood and the A414 for Chelmsford.

3 2 1

**£2,500 Per Calendar Month**

- APPROX. 1,201 SQ FT VOLUME
- NEFF APPLIANCES, QUARTZ SURFACES
- ENERGY SAVING SOLAR PANELS
- SOUTH FACING GARDEN PLOT
- K-VIT VERVE SANITYARY WARE
- AVAILABLE NOW
- 3 BEDROOMS / 2 BATHROOMS
- EV CHARGING POINT & PARKING
- UNFURNISHED PROPERTY











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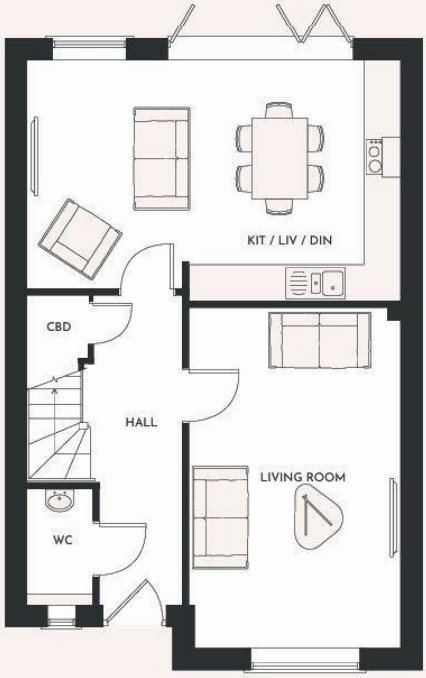
## GROUND FLOOR

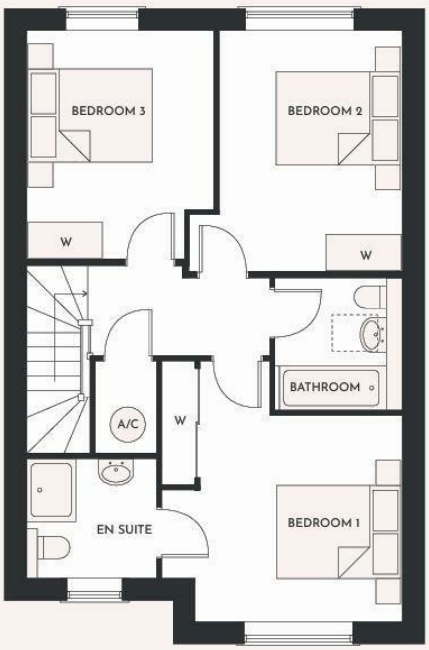
Plots 2, 3, 5, 7 & 9 as shown - Plots 1, 4, 6 & 8 are handed

| ALL PLOTS | METERS | FEET |
|---|---|---|
| KIT/LIV/DIN | 6.00 X 3.80 | 19'-8" X 12'-5" |
| LIVING ROOM | 5.45 X 3.35 | 17'-8" X 10'-11" |




## FIRST FLOOR

| ALL PLOTS | METERS | FEET |
|---|---|---|
| MASTER BEDROOM | 4.15 X 3.30 | 13'-7" X 10'-9" |
| BEDROOM 2 | 3.80 X 2.90 | 12'-5" X 9'-6" |
| BEDROOM 3 | 3.60 X 3.00 | 11'-9" X 9'-10" |
| FLOOR AREA | 111.6 SQ. M. | 1201 SQ.FT. |




## Property Dimensions

| | |
|---|---|
| **GROUND FLOOR** | |
| **Kitchen Dining Room** | 19'5" x 12'5" (5.92m x 3.78m) |
| **Living Room** | 18'8" x 10'11" (5.69m x 3.33m) |
| **Cloakroom WC** | |
| **FIRST FLOOR** | |
| **Master Bedroom** | 13'7" x 10'9" (4.14m x 3.28m) |
| **En Suite Shower Rm** | |
| **Bedroom Two** | 12'5" x 9'6" (3.78m x 2.90m) |
| **Bedroom Three** | 11'9" x 9'10" (3.58m x 3.00m) |
| **Family Bathroom** | |
| **EXTERNAL AREA** | |
| **Rear Gardens** | |
| **Parking Space** | |

TERM: A periodic tenancy is offered, with a long-term tenant preferred.

DATE : The earliest date that a successful client could move into the property will be the 30th November 2026 subject to terms conditions and references.

HOLDING DEPOSIT : The holding deposit is equal to 1 weeks rent. Paid by you to reserve the property. This is only retained, if any relevant person (including guarantor(s)) withdraw from the tenancy; fail a Right-to-Rent check; provide materially significant false or misleading information; fail to sign their tenancy agreement (and or Deed of Guarantee) 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 higher. Protected via the (DPS) Deposit Protection Service.

FURNITURE : The property is available on an UNFURNISHED basis.

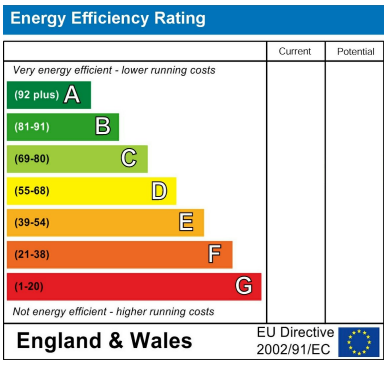
UTILITY BILLS : Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is E



## Directions

START: Millers 229 High Street, Epping, CM16 4BP to Upland Road, Thornwood CM16 6NL - approximately 5 mins in car - 2.2 miles. Head south-east along High Street/B1393 continue along the B1393 towards Thornwoodt turn left into Upland Road., Rosewood development is a short distance on the left hand sto the front of the Rugby Club. Epping Central Line Station- Excellent bus service connects Thornwood to Epping and beyond, easy access to M11 and M25 motorways ensures effortless road travel. Stansted airport is also just 20 minutes away for international connections.







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