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The Magpies, Epping, CM16 6QG

* BEAUTIFULLY RENOVATED * THREE BEDROOMS * NEW TO MARKET * OPEN-PLAN LIVING * VILLAGE LOCATION * 10 MINS FROM EPPING STATION *

Millers Lettings are delighted to present this beautifully renovated three-bedroom home, situated in the sought-after area of The Magpies, Epping Green.

Upon entering the property, you are welcomed by a bright and spacious entrance hall, leading through to an impressive open-plan ground floor, finished to a modern standard throughout. The stylish kitchen features sleek white cabinetry, contemporary work surfaces and a striking feature splashback, creating a beautiful focal point within the space. The open-plan layout offers plenty of room for both living and dining, making it ideal for modern family life and entertaining guests.

The ground floor further benefits from a convenient downstairs WC, while doors open out onto a charming, low-maintenance rear garden. Offering a lovely outdoor space to relax and enjoy during the warmer months, the garden complements the modern interior perfectly.

Upstairs, the property boasts three generously sized double bedrooms, each offering excellent space and versatility for families, couples or those looking for additional room to work from home. The first floor is completed by a family bathroom, providing practical accommodation for everyday living.

Having been fully renovated throughout, this attractive home offers fresh, contemporary interiors and well-proportioned accommodation, ready for its next tenants to move in and make it their own.

Located in Epping Green, the property offers a wonderful opportunity to enjoy village living while remaining within reach of the surrounding towns and local amenities.

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£2,250 Per Calendar Month

- FULLY RENOVATED THROUGHOUT
- BEAUTIFULLY PRESENTED
- 10 MINS FROM EPPING STATION
- THREE BEDROOMS
- VILLAGE LOCATION
- AVAILABLE NOW
- NEW TO MARKET
- PRETTY REAR GARDEN
- UNFURNISHED BASIS









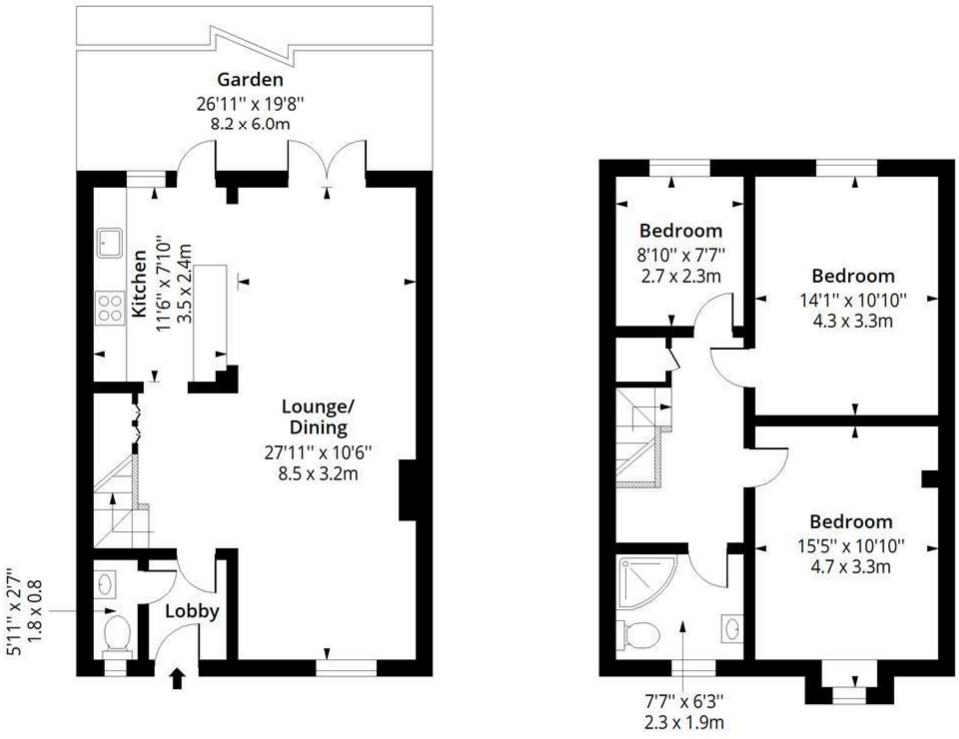


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The Magpies CM16

Approx. Gross Internal Area 1080 Sq Ft - 100.33 Sq M



Ground Floor
Floor Area 531 Sq Ft - 49.33 Sq M

First Floor
Floor Area 549 Sq Ft - 51.00 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 23/10/2026

Property Dimensions

GROUND FLOOR	
Lobby	
Lounge / Dining	27'10" x 10'5" (8.5 x 3.2)
Kitchen	11'5" x 7'10" (3.5 x 2.4)
Toilet	5'10" x 2'7" (1.8 x 0.8)
FIRST FLOOR	
Bedroom One	15'5" x 10'9" (4.7 x 3.3)
Bedroom Two	14'1" x 10'9" (4.3 x 3.3)
Bedroom Three	8'10" x 7'6" (2.7 x 2.3)
Family Bathroom	7'6" x 6'2" (2.3 x 1.9)
EXTERNAL	
Garden	26'10" x 19'8" (8.2 x 6.0)

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 October 2026 subject to terms conditions and references.

HOLDING DEPOSIT: The holding deposit is equal to 1 week's 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 a UNFURNISHED basis, although there are white goods.

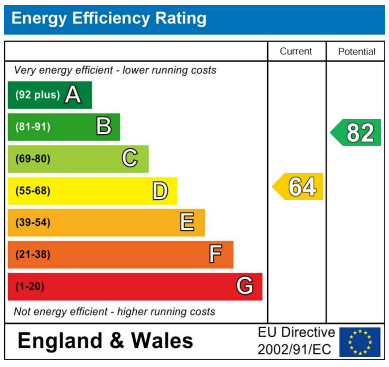
UTILITY BILLS: Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information

COUNCIL TAX: The council tax band is E



Directions





These particulars are believed to be accurate but are provided as a general guide only and do not form part of any offer or contract. Prospective purchasers should verify their accuracy through inspection or other means. No employee of this firm is authorised to make any representation or warranty regarding the property. “AI” may have been used in some photography or graphics for marketing and presentation purposes. No physical part of the property or location has been altered.

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