



Hampden Close, North Weald, CM16 6JX

* GROUND FLOOR MAISONETTE * NEWLY DECORATED * TWO BEDROOMS * SPACIOUS LOUNGE * PRIVATE REAR GARDEN * ALLOCATED PARKING *

Millers are delighted to present this redecorated ground floor two-bedroom maisonette, ideally positioned in a sought-after residential turning in the heart of North Weald. Perfectly located within easy reach of local shops, a charming village pub, a nature reserve, open countryside, and just 2.5 miles from Epping's Central Line station offering direct links to London, this property offers both convenience and a peaceful village lifestyle. The well-laid-out interior features a bright lounge/dining room, a fitted kitchen, a hallway storage cupboard, a stylish bathroom, and two bedrooms, including one with built-in wardrobes. Outside, you'll find a private rear garden and an allocated parking space, making this a desirable and well connected property.

* The property is AVAILABLE 25th AUGUST 2025 on an UNFURNISHED basis. *

North Weald is a friendly and popular village offering a well-regarded primary school St Andrews, local shops including a COOP, restaurants and x2 public houses. The village also enjoys a close proximity to open countryside and arable farmland which is ideal for walking and cycling and is close to parts of Epping Forest for horse riding and bike riding. Transport links are offered via the A414 for Chelmsford, Harlow and Ware and the M11 at Hastingwood and M25 at Waltham Abbey. Epping Town is approximately 2.5 miles distance and benefits from a Central Line Underground Station serving London.



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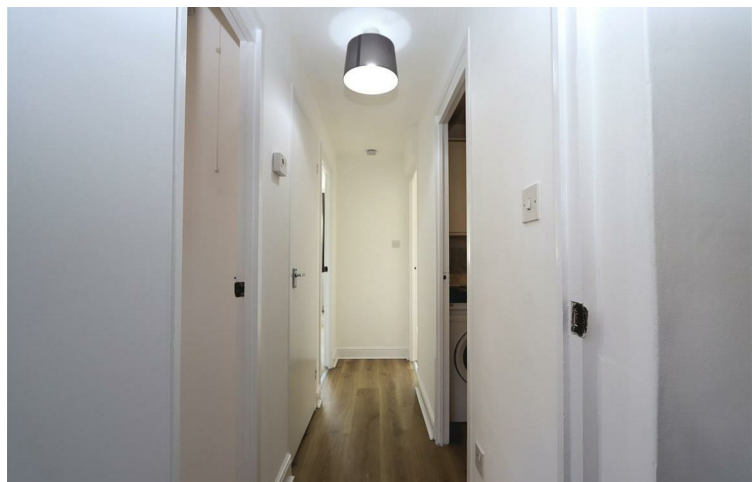
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C

£1,375 Per Calendar Month

- TWO BEDROOM MAISONETTE
- FITTED KITCHEN
- VILLAGE LOCATION
- PRIVATE REAR GARDEN
- THREE-PIECE BATHROOM
- UNFURNISHED BASIS
- LOUNGE/DINER
- ALLOCATED PARKING
- AVAILABLE 25TH AUGUST 2025



MILLERS
LETTINGS

MILLERS

AWAITING FLOORPLAN

Property Dimensions

GROUND FLOOR

Entrance Hallway

Living Room

14'08" < 18'06" x 12'07" (4.47m < 5.64m x 3.84m)

Hallway

10'09 x 2'08 (3.28m x 0.81m)

Fitted Kitchen

8'03 x 7'02 (2.51m x 2.18m)

Bedroom One

10'08 x 8'11 (3.25m x 2.72m)

Bedroom Two

9'06 x 7'02 (2.90m x 2.18m)

Bathroom

8'01 x 6'05 (2.46m x 1.96m)

EXTERNAL AREAS

Rear Garden

Allocated Parking

TERM : An initial TWELVE month tenancy is offered, although a longer term of 24 months could be available, for the right applicant.

DATE : The earliest date that a successful client could move into the property will be the 23rd August 2025 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, although there are white goods.

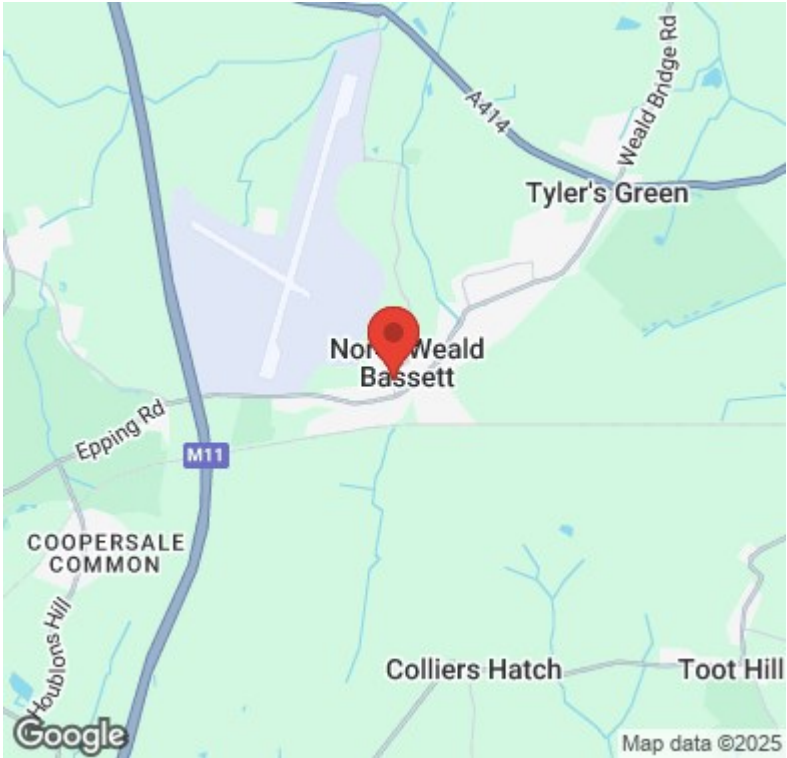
UTILITY BILLS : Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is C



Directions

Start: 229 High St, Epping CM16 4BP. Head north-east on High St/B1393 towards Star Ln. Continue to follow B1393. Turn right onto The Plain/B181. Continue to follow B181. At the roundabout, take the 1st exit onto Wellington Rd. Turn left onto Hampden Cl. Destination will be on the left. Arrive: Hampden Close, North Weald Bassett, Epping CM16.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.