



Abridge Road, Theydon Bois, CM16 7NN

* NEW TO THE MARKET * BEAUTIFULLY PRESENTED * THREE BEDROOMS * LARGE GARDEN * DRIVEWAY * AMAZING VIEWS * SHORT WALK TO THEYDON BOIS STATION *

This beautifully presented three-bedroom, three-bathroom terraced home on Abridge Road has been finished to a high specification, blending modern style with timeless charm. Set against a stunning countryside backdrop, the property offers off-street parking and a generous garden that captures the best of outdoor living.

Step inside to an inviting entrance hall, where the ground floor opens up to a spacious living room on the left, leading seamlessly into a formal dining area. To the right, a dedicated study provides the perfect work-from-home space. Beyond, the heart of the home unfolds — an open-plan, fully fitted kitchen and family area designed for both cooking and entertaining. Featuring integrated appliances including oven, hob, and white goods, the kitchen is complemented by a breakfast bar and a practical utility room. Bi-fold doors flood the space with natural light and open directly onto a large garden, complete with apple trees and sweeping countryside views.

Upstairs, you'll find a modern family bathroom and three generously proportioned bedrooms with the main and second bedrooms each enjoying a private en-suite.

Externally, the property boasts a beautiful large rear garden with stunning views, a stone patio perfect for outdoor dining and mature shrubs, hedging, and secure wooden fencing. The private driveway accommodates up to three vehicles.

** The property is AVAILABLE from the MID OCTOBER on an PART FURNISHED BASIS **

Prestigious Abridge Road, Theydon Bois — Enjoy the perfect blend of village charm and London convenience in this highly sought-after location. Nestled beside beautiful Epping Forest, Abridge Road offers privacy, spacious homes, and a tranquil rural feel while being just minutes from Theydon Bois Central Line station and the M25/M11. Close to excellent schools, boutique village amen



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£3,495 Per Calendar Month

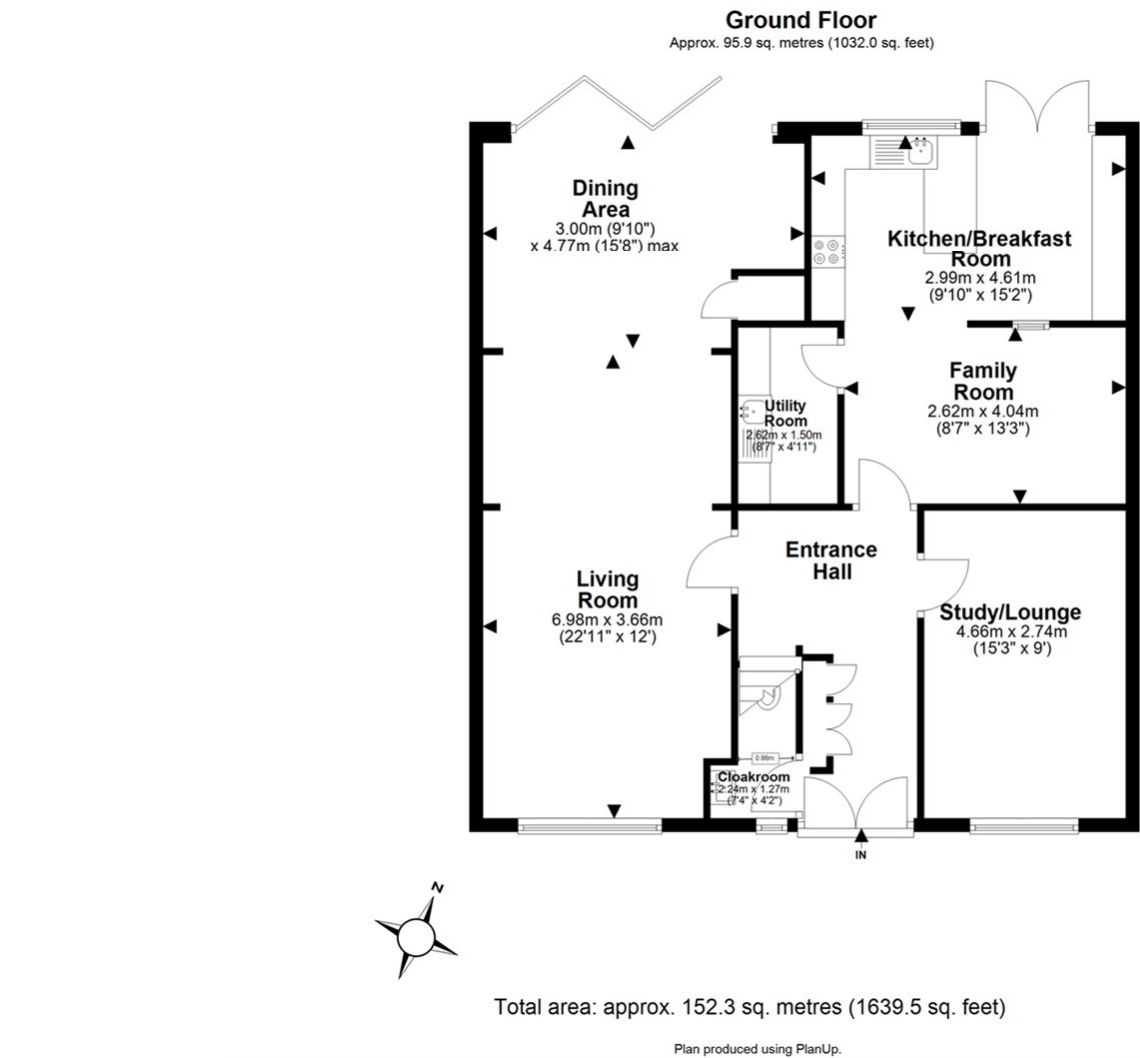
- NEW TO THE MARKET
- DRIVEWAY
- LARGE GARDEN

- BEAUTIFULLY PRESENTED
- OPEN PLAN LIVING
- PART FURNISHED BASIS

- THREE BEDROOMS
- SHORT WALK TO THEYDON BOIS STATION
- AVAILABLE MID OCTOBER



MILLERS
LETTINGS



Property Dimensions

Entrance Hall

Cloakroom

Living Room 22'11" x 12'0" (6.98m x 3.66m)

Dining Area 9'10" x 15'8" (3.00m x 4.77m)

Study/Lounge 15'3" x 9'0" (4.66m x 2.74m)

Kitchen/Breakfast Room 9'10" x 15'1" (2.99m x 4.61m)

Family Room 8'7" x 13'3" (2.62m x 4.04m)

Utility Room

Landing

Bedroom 3 9'4" x 12'6" (2.85m x 3.81m)

Bedroom 2 9'9" x 12'6" (2.97m x 3.82m)

En-suite Shower Room

Bedroom 1 11'10" x 12'1" (3.61m x 3.68m)

En-suite Shower Room

Bathroom

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 Mid October 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 PART FURNISHED basis, with all 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

Start at Millers Estate Agents, 229 High St, Epping CM16 4BP. Head south-west on High St/B1393 towards Cottis Lane and go through three roundabouts, continuing for about 0.9 miles. Turn left onto Theydon Road and keep going for approximately 0.9 miles. Continue onto Piercing Hill for around 0.5 miles. Turn left onto Coppice Row/B172 and follow it Destination will be on the right: Brackley, Abridge Road, Theydon Bois, CM16 7NN



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	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.