



Epping Road, Epping Upland, CM16 6PH

* FULLY REFURBISHED * BEAUTIFULLY PRESENTED * THREE BEDROOMS * FAMILY HOME * PARKING * LARGE GARDEN * SEMI RURAL LOCATION *

Millers Lettings are delighted to offer this beautifully presented and fully refurbished three-bedroom semi-detached period home, which perfectly combines timeless character with a modern, high-quality interior finish. Situated in the sought-after village of Epping Upland, the property enjoys a wonderful semi-rural outlook while remaining within easy reach of Epping's vibrant High Street, excellent schools, and Central Line connections to London.

The welcoming entrance hall leads to a dedicated study which acts as a peaceful retreat for home working or creative pursuits. The open-plan layout flows effortlessly into a spacious lounge featuring a striking feature fireplace, original detailing, and an inviting sense of warmth and comfort then onto the dining area, which benefits from natural light and lovely views of the garden — the perfect setting for both everyday living and entertaining guests. The modern kitchen offers extensive work surfaces, contemporary cabinetry, and integrated appliances. Adjoining the kitchen is a separate utility room, providing additional storage and laundry facilities, ensuring the home functions beautifully for modern family life.

Upstairs, the property continues to impress with three bedrooms, each tastefully decorated to a high standard. The principal bedroom enjoys a calm, airy feel, while the additional bedrooms provide ample space for family members or guests. A well-appointed family bathroom has been finished with high-quality fittings.

** The property is AVAILABLE MAY 2026 on an UNFURNISHED BASIS **

This property is just a five minute drive from Epping with its local Cafes and shops also with direct underground links for the Central line into London its perfect for commuters. The local primary schools and secondary school are also all within a short distance away.



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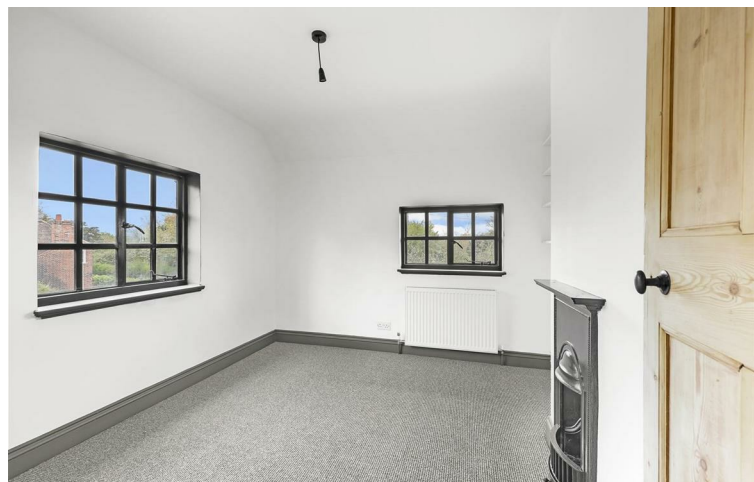
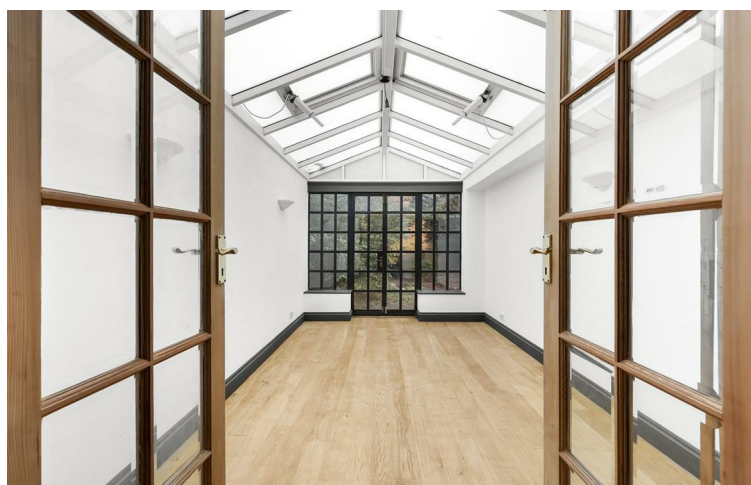
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£2,750 Per Calendar Month

- FULLY REFURBISHED
- SEMI RURAL LOCATION
- AMPLE PARKING

- THREE BEDROOMS
- COSY LIVING ROOM
- UNFURNISHED BASIS

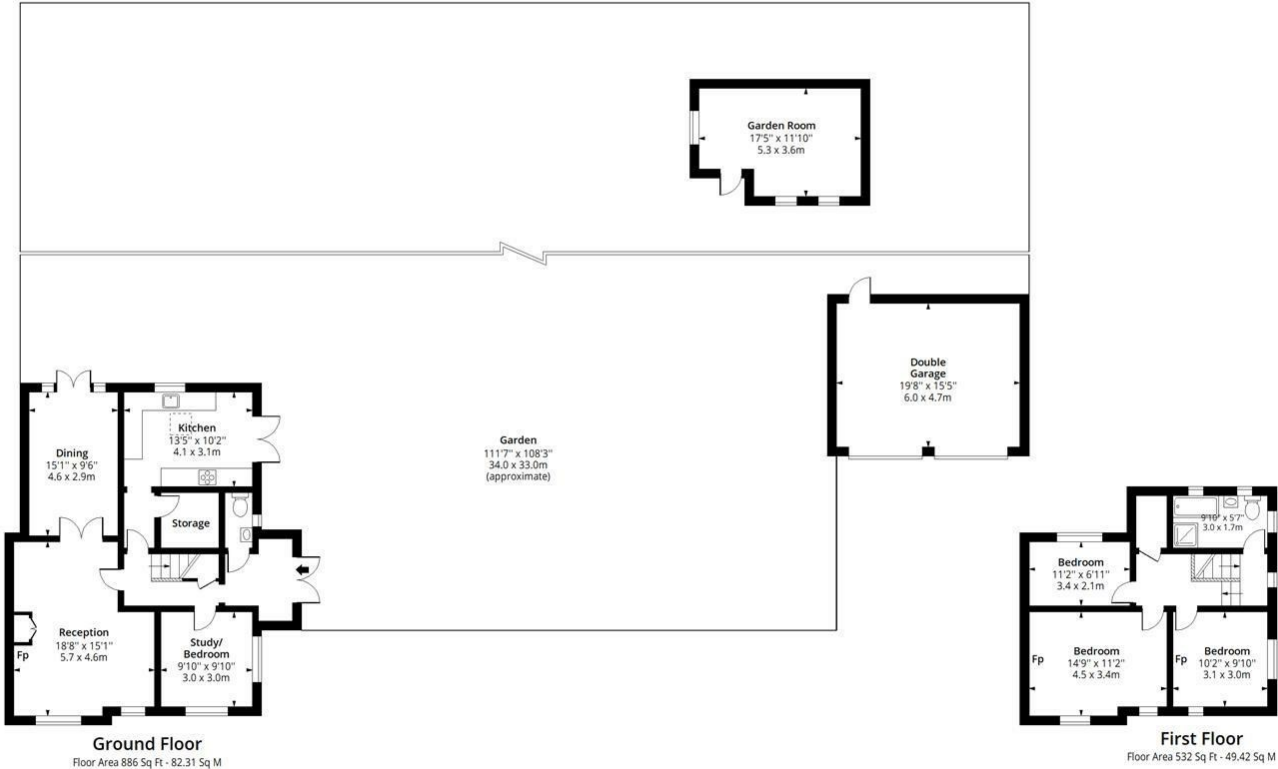
- BEAUTIFULLY PRESENTED
- DOUBLE GARAGE
- AVAILABLE MAY 2026



MILLERS
LETTINGS

Greenwood, CM16

Approx. Gross Internal Area 1418 Sq Ft - 131.73 Sq M
Approx. Gross Garage/ Garden Room Area 492 Sq Ft - 45.71 Sq M



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: 16/10/2025

Property Dimensions

GROUND FLOOR

Entrance hall

Cloakroom WC

Study Room

9'10" x 9'10" (3.0 x 3)

Living Room

18'8" x 15'1" (5.7 x 4.6)

Dining Room

15'1" x 9'6" (4.6 x 2.9)

Kitchen

13'5" x 10'2" (4.1 x 3.1)

Utility Room

FIRST FLOOR

Bedroom One

14'9" x 11'1" (4.5 x 3.4)

Bedroom Two

11'1" x 6'10" (3.4 x 2.1)

Bedroom Three

10'2" x 9'10" (3.1 x 3.0)

Family Bathroom

9'10" x 5'6" (3.0 x 1.7)

Double Garage

19'8" x 15'5" (6.0 x 4.7)

Summer House

17'4" x 11'9" (5.3 x 3.6)

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 MAY 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, with all white goods.

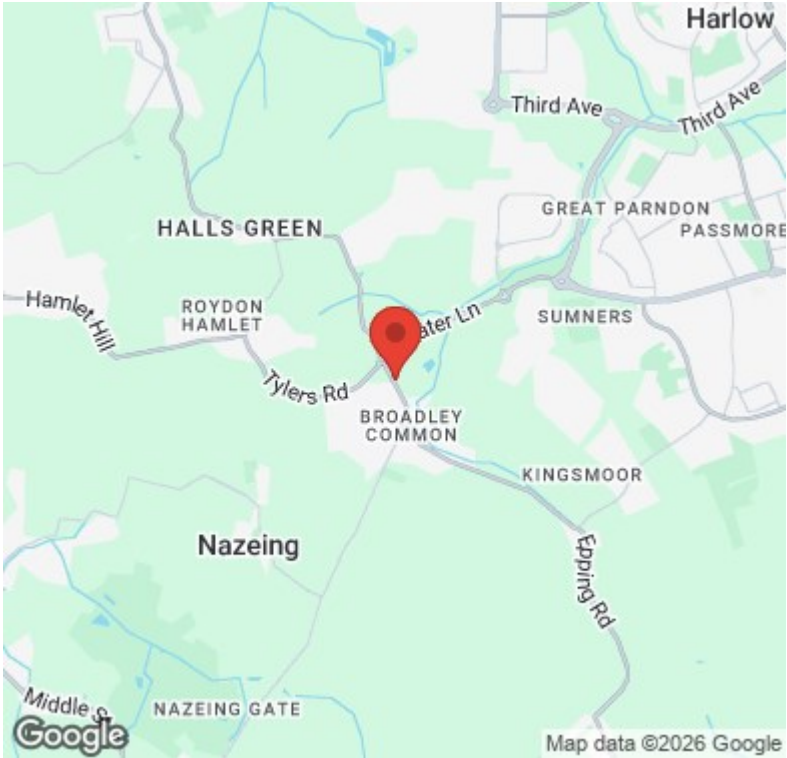
UTILITY BILLS : Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is F



Directions

From EPPING HIGH STREET, turn left into Lindsey street (just before the memorial) follow the road approximately 2 miles , turn left at the junction B181 the road bears round to the right , the property is then on your right hand side on the s bend.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(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.