



Bridge Hill, Epping, CM16 4ER

* NEW TO THE MARKET * CHARMING PROPERTY * TWO BEDROOMS * LARGE GARDEN * PRIME LOCATION * EPPING STATION SHORT WALK AWAY *

Millers Lettings are delighted to present this highly desirable two-bedroom semi-detached home, ideally situated on Bridge Hill in the sought-after Ivy Chimneys area, just a short walk from the Central Line and within easy reach of the town's vibrant High Street.

Upon entering, you are welcomed via a porch into a bright and inviting open-plan living and dining area, setting the tone for this well-presented home. To the right, the kitchen is thoughtfully designed with built-in appliances, offering both practicality and convenience. To the rear, French doors open directly onto a large, green garden an ideal space for entertaining or a perfect haven for children to play.

Upstairs, the property features two well-proportioned bedrooms. The principal bedroom is a generous double with built-in storage and the added benefit of a unique en-suite shower room. The second double bedroom provides ample space for family members or guests. The family bathroom is tastefully finished with a modern suite, including a bath with overhead shower, wash basin, and WC.

Ideally suited to a small family or professional couple, this home offers a perfect balance of comfort, convenience, and location.

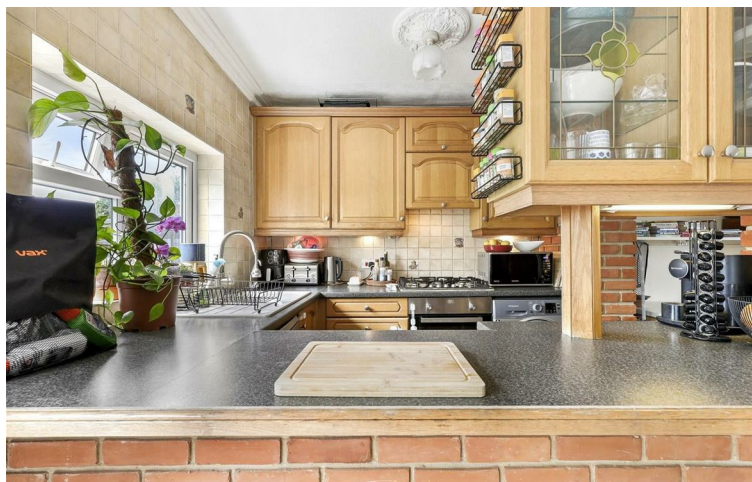
** The property is AVAILABLE from the 30th May 2026 on a UNFURNISHED BASIS **

Epping Underground Station is within easy reach, offering direct access to London via the Central Line. The property is also close to highly regarded local schools, green open spaces, and the many shops, cafés, and restaurants along Epping High Street.



£1,995 Per Month

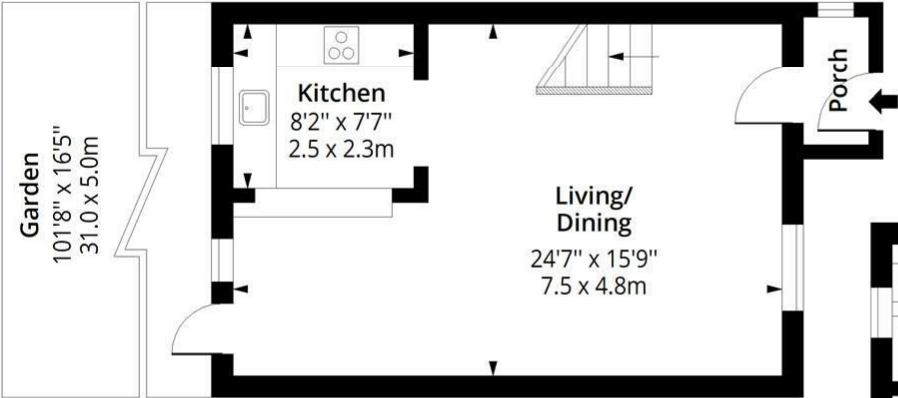
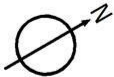
- NEW TO THE MARKET
- HUGE GARDEN
- SHORT WALK TO EPPING STATION
- CHARMING PROPERTY
- PRIME LOCATION
- UNFURNISHED BASIS
- TWO BEDROOMS
- TWO BATHROOMS
- AVAILABLE 23RD MAY 2026



MILLERS
LETTINGS

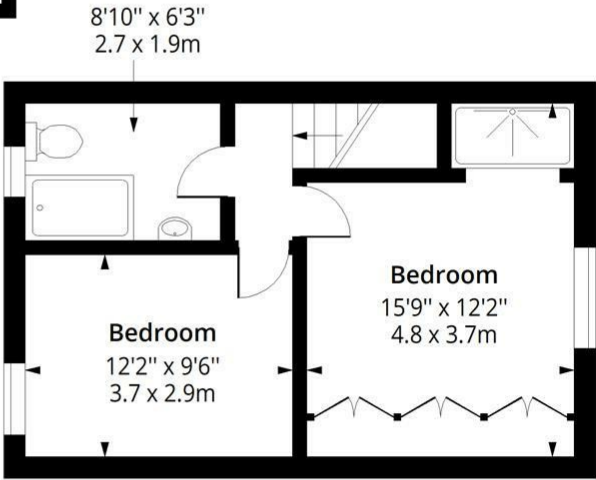
Bridge Hill CM16

Approx. Gross Internal Area 825 Sq Ft - 76.64 Sq M



Ground Floor

Floor Area 424 Sq Ft - 39.39 Sq M



First Floor

Floor Area 401 Sq Ft - 37.25 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: 6/5/2026

Property Dimensions

GROUND FLOOR		Garden	101'8" x 16'4" (31 x 5.0)
Living Area	24'7" x 15'8" (7.5 x 4.8)		
Kitchen	8'2" x 7'6" (2.5 x 2.3)		
FIRST FLOOR			
Bedroom one	12'1" x 9'6" (3.7 x 2.9)		
Main Bedroom	15'8" x 12'1" (4.8 x 3.7)		
Bathroom	8'10" x 6'2" (2.7 x 1.9)		
EXTERNAL			
Porch			

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 23rd 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 (TDS) Tenancy Deposit Scheme.

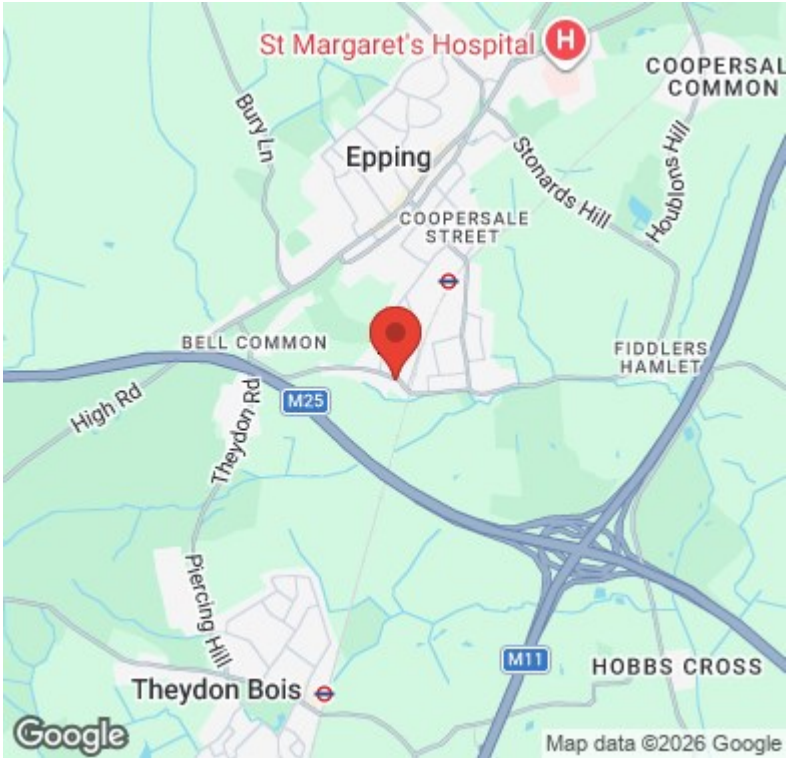
FURNITURE : The property is available on an option to be UNFURNISHED basis, although there are white goods.

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 D



Directions



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	60	
(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.