



## Mott Street, Loughton, IG10 4AP

\* OUTSTANDING HOME \* STUNNING VIEWS \* BRAND NEW \* FOUR BEDROOMS \* PARKING FOR TWO VEHICLES \* SEMI RURAL \* BEAUTIFULLY FINISHED \* OPEN PLAN LIVING \*

Situated in the popular High Beech area of Loughton, this newly built four-bed home embodies modern living, offering spacious interiors and a beautifully designed layout. On the ground floor, you're welcomed into a light-filled living room featuring a striking fireplace and expansive bi-fold doors that open onto a beautifully landscaped garden, creating a seamless flow between indoor and outdoor spaces. The hub of the home is the beautiful modern kitchen, designed for both everyday living and entertaining, complete with integrated appliances, central island, an elegant dining area, and a separate utility room for added practicality.

Also located on the ground floor are two well-appointed bedrooms, one of which includes its own en suite, offering flexibility for guests, multi-generational living, or a dedicated home office. A sleek, modern family bathroom conveniently serves the remaining bedroom and living areas. Outside, the home continues to impress with a generous rear garden, featuring a manicured lawn and a stylish patio, perfect for outdoor dining, weekend relaxation, or entertaining in a tranquil setting.

\*\* AVAILABLE NOW on an UNFURNISHED BASIS \*\*

Located between the bustling towns of Loughton and Waltham Abbey, this property benefits from a fantastic blend of urban convenience and natural beauty. The neighbouring towns offer a variety of boutique cafes, independent shops and restaurants, whilst the scenic Epping Forest provides endless opportunities for outdoor activities. For commuters, the A112 and M25 offer excellent road connectivity to Central London and beyond.



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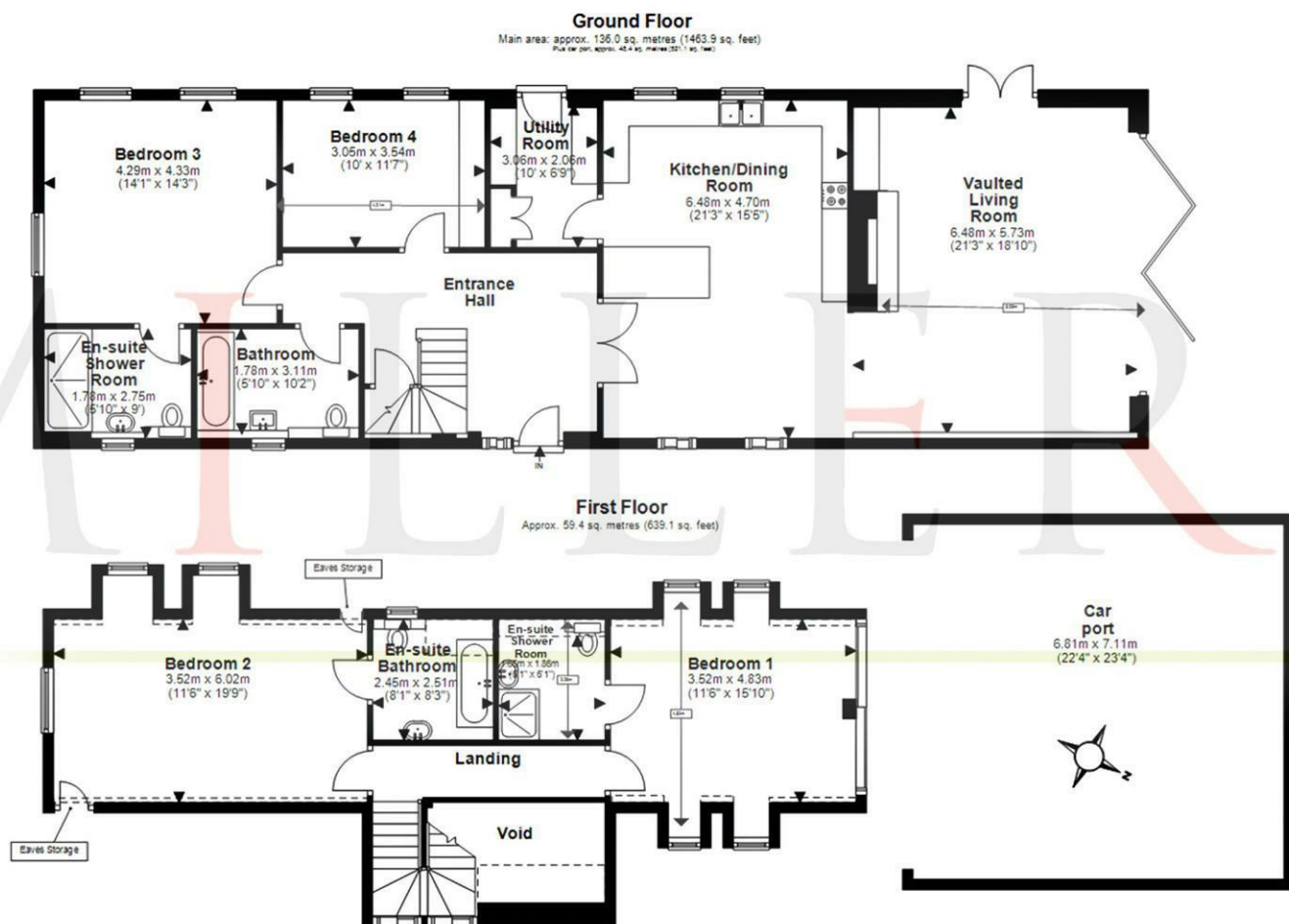
**£6,500 Per Calendar Month**

- STUNNING NEW DEVELOPMENT
- 7 MINS - 2.4 MILES TO STATION
- APPROX 2,320 SQ FT VOLUME
- PREMIUM INTEGRATED APPLIANCES
- EXPANSIVE GARDENS
- UNFURNISHED BASIS
- STUNNING PANORAMIC VIEWS
- HIGH SPECIFICATION FINISH
- AVAILABLE NOW





MILLERS  
LETTINGS



## Property Dimensions

### GROUND FLOOR

<b>Bathroom</b>	5'10" x 10'2" (1.78m x 3.10m)
<b>Kitchen/Dining Room</b>	21'3" x 13'3" (6.48m x 4.04m)
<b>Utility Room</b>	10'0" x 6'9" (3.06m x 2.06m)
<b>Vaulted Living Room</b>	21'3" x 16'10" (6.48m x 5.13m)
<b>Bedroom Four</b>	10'0" x 11'7" (3.05m x 3.54m)
<b>Bedroom Three</b>	14'1" x 14'2" (4.29m x 4.33m)
<b>En-suite Shower Room</b>	5'10" x 9' (1.78m x 2.74m)

### FIRST FLOOR

<b>Bedroom Two</b>	11'7" x 19'9" (3.52m x 6.02m)
<b>En-suite Bathroom</b>	8'1" x 8'3" (2.46m x 2.51m)
<b>Bedroom One</b>	11'7" x 15'10" (3.52m x 4.83m)
<b>En-suite Shower Room</b>	6'1" x 6'1" (1.85m x 1.85m)
<b>EXTERNAL AREA</b>	
<b>Car port</b>	22'4" x 23'4" (6.81m x 7.11m)

**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 25th July 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 including 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

START: Millers Letting Agents 229 High Street, Epping, CM16 4BP. 0.0. Head southwest on High St/B1393 toward Cottis Ln. 2.7. At the roundabout, take the 3rd exit onto Epping New Rd/A104. 4.4. At the roundabout, take the 3rd exit. 4.5. Continue onto Cross Roads. 4.7. Continue onto High Beech Loughton. 5.1. Turn left onto Mott St. 5.1. Turn right. Restricted usage road. 5.1. ARRIVE: Manor Farm, Mott Street, Loughton, IG10 4AP. Total time: 11 mins 24 s



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>83</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		
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.