MILLERS

LETTINGS

Centre Avenue, Epping, CM16 4JU

* NEW TO THE MARKET * CHARMING PROPERTY * THREE BEDROOMS * FAMILY HOME * SHORT WALK TO HIGH STREET * EPPING STATION MINUTES AWAY *

Millers Lettings are delighted to present this highly desirable three-bedroom semi-detached home, ideally located just a few minutes' walk from the Central Line and the town's vibrant High Street.

Upon entering, you are welcomed by a bright and inviting entrance hall, setting the tone for this well-presented family home. To the right, there is a spacious kitchen with a door leading to an external utility area, offering practicality and convenience. At the end of the hallway, a generous lounge/dining area features French doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living—perfect for summer dining or watching children play. Completing the ground floor is a cosy living room, ideal for relaxing evenings or entertaining guests, with ample space for comfortable seating and additional furnishings.

Upstairs, the property boasts three well-proportioned bedrooms. The principal bedroom is a generous double with built-in storage and pleasant views over the garden. The second double bedroom offers ample space for family members or guests, while the third bedroom is also a good size and benefits from built-in cupboards.

The family bathroom has been tastefully fitted with a modern suite, including a bath with overhead shower, wash basin, and WC, complemented by sleek marble-effect tiling and contemporary chrome fittings.

** The property is AVAILABLE from the 11th April 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.

3 1 1

£2,450 Per Calendar Month

- NEW TO THE MARKET
- CHARMING PROPERTY
- THREE BEDROOMS
- AMPLE PARKING
- SHORT WALK TO EPPING STATION
- PRIME LOCATION
- OUT HOUSE WITH POWER
- UNFUNISHED BASIS
- AVAILABLE 11TH APRIL 2026

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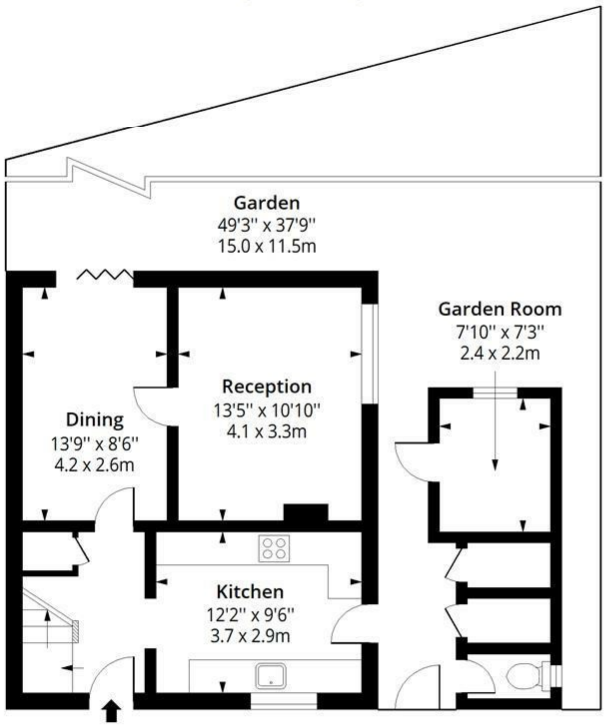
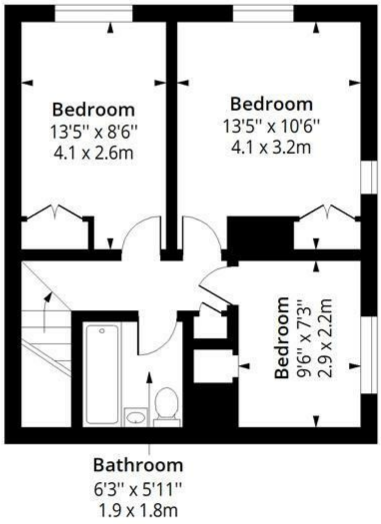
Centre Avenue CM16

Approx. Gross Internal Area 958 Sq Ft - 89.00 Sq M
Approx. Gross Garden Room Area 52 Sq Ft - 4.83 Sq M



Ground Floor
Floor Area 479 Sq Ft - 44.50 Sq M



First Floor
Floor Area 479 Sq Ft - 44.50 Sq M

Certified Property Measurer

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: 24/3/2026

Property Dimensions

GROUND FLOOR		**Garden**	49'2" x 37'8" (15 x 11.5)
Kitchen	12'1" x 9'6" (3.7 x 2.9)	**Garden Room**	7'10" x 7'2" (2.4 x 2.2)
Dining Area	13'9" x 8'6" (4.2 x 2.6)		
Living area	13'5" x 10'9" (4.1 x 3.3)		
FIRST FLOOR			
Bedroom One	13'5" x 8'6" (4.1 x 2.6)		
Bedroom Two	13'5" x 10'5" (4.1 x 3.2)		
Bedroom Three	9'6" x 7'2" (2.9 x 2.2)		
EXTERNAL			

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 11th April 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.

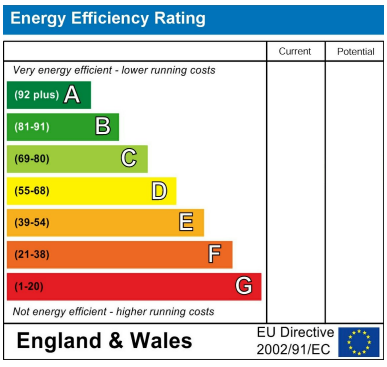
FURNITURE : The property is available on an UNFURNISHED basis, with all white goods.

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 D

Directions

Start at Millers Estate Agents on the High Street. Head north-west along High Street (towards Epping Underground Station). Turn right onto Centre Drive / Western Avenue area. Walk into Centre Avenue (a residential street just off Centre Drive).



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.

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