



The Broadway, Loughton, IG10 3SY

* DUPLEX APARTMENT * ABOVE SHOP ON THE BROADWAY * NEW TO MARKET * ALLOCATED PARKING * PRIME LOCATION * THREE DOUBLE BEDROOMS * WALKING DISTANCE TO STATION *

Millers Lettings are pleased to present this freshly re-decorated three-bedroom duplex perfectly located on The Broadway in Debden. Finished in fresh neutral tones throughout, the property combines bright interiors with a practical and well-designed layout, making it ideal for families or professionals seeking a high-quality home in a convenient location.

As you enter the property, the newly finished kitchen sits to your right. It features sleek modern units, ample worktop space, and room for dining, creating a space that is both practical and stylish. Directly ahead, the generous living area offers a bright, open environment ideal for relaxing or entertaining, with large windows allowing plenty of natural light to flow through the room.

A staircase leads to the upper floor where you'll find three well-proportioned double bedrooms. The largest bedroom is located to the left at the top of the stairs and offers a spacious and peaceful retreat. The family bathroom has been refreshed with modern fittings, while the remaining two bedrooms provide comfortable and versatile living space — perfect for children, guests, or a home office.

* The property is AVAILABLE from the 30th MARCH on an UNFURNISHED BASIS *

Positioned directly on The Broadway, Debden, the property benefits from immediate access to a range of local shops, cafés, and everyday amenities. Debden offers a convenient lifestyle, and Debden Underground Station (Central Line) is within easy walking distance, providing direct links into London. Nearby parks and green spaces also offer great options for leisure and weekend walks.



£2,000 Per Calendar Month

MILLERS

LETTINGS

Property Dimensions

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 NOW 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 C

Directions

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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