



Beaconfield Road, Epping, CM16 5AS

* NEW TO THE MARKET * NEWLY REFURBISHED * VILLAGE LOCATION * THREE BEDROOMS * SEMI DETACHED HOUSE * PARKING FOR TWO VEHICLES * QUIET CUL DE SAC * SHORT WALK TO EPPING STATION *

This well-presented and extended family home is set in a peaceful cul-de-sac location, just a short walk from Epping High Street, Epping Station, and the beautiful open countryside at Swaines Green. It is also ideally placed for local schools, including Epping Primary School and Epping St Johns Comprehensive.

The ground floor comprises an inviting entrance hall, a spacious living room with a feature fireplace and patio doors opening directly onto the rear garden, and an adjoining open-plan dining area, ideal for family meals and entertaining. The fitted kitchen/breakfast room comes complete with a built-in double oven, induction hob, extractor fan and a range of white goods. Upstairs there are three well-proportioned bedrooms and a modern family shower room with a white three-piece suite.

Externally, the property offers a generous rear garden with a stone patio area, mature shrubs, hedging, and wooden fencing. There is side access to a garage and to the front of the house, where there is off-street parking for multiple vehicles.

** The property is AVAILABLE from the 8TH AUGUST 2025 on an UNFURNISHED BASIS **

Beaconfield Road is a sought-after residential location within walking distance of shops, cafés, restaurants and transport links into London. The M25, M11 and A414 are also easily accessible, making it an excellent choice for families and commuters alike.



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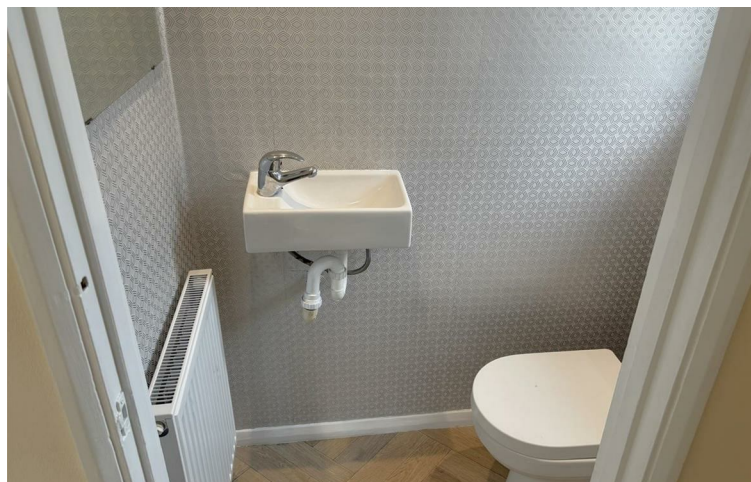
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£2,595 Per Calendar Month

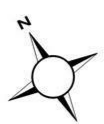
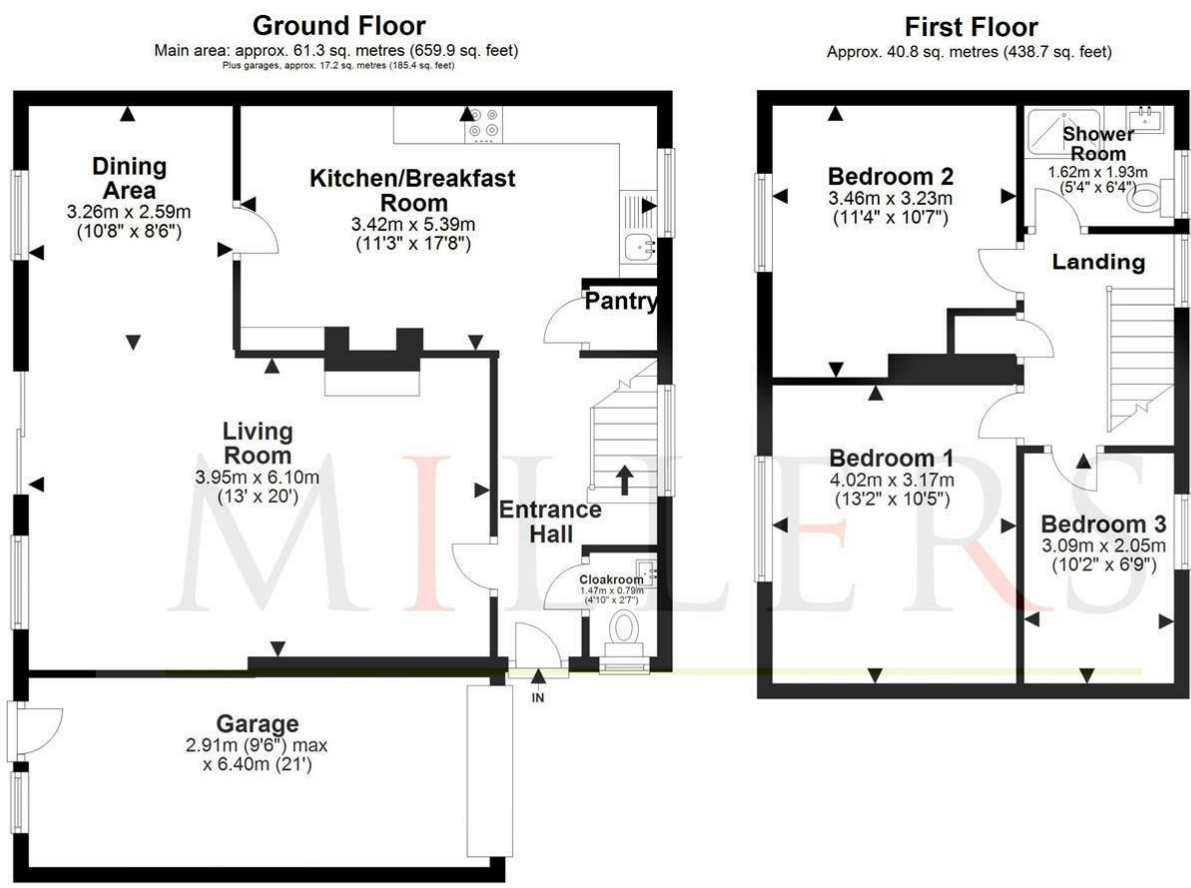
- THREE DOUBLE BEDS
- DRIVEWAY FOR 2 CARS
- GARAGE

- NEWLY REFURBISHED
- WHITE GOODS INCLUDED
- UNFURNISHED BASIS

- SEMI-DETACHED HOUSE
- QUIET CUL-DE-SAC
- AVAILABLE 8TH AUGUST 2025



MILLERS
LETTINGS



Main area: Approx. 102.1 sq. metres (1098.7 sq. feet)
Plus garages, approx. 17.2 sq. metres (185.4 sq. feet)

Total area including garages and outbuildings: approx. 119.3 sq metres (1284.1 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage
Plan produced using PlanUp.

Property Dimensions

GROUND FLOOR		Bedroom Two	11'4" x 10'7" (3.46m x 3.23m)
Cloakroom WC	4'10" x 2'7" (1.47m x 0.79m)	Bedroom Three	10'2" x 6'9" (3.09m x 2.05m)
Living Room	13'0" x 20'0" (3.95m x 6.10m)	Shower Room	6'4" x 5'4" (1.93m x 1.63m)
Dining Area	10'8" x 8'6" (3.26m x 2.59m)	EXTERNAL AREA	
Kitchen Breakfast Room	11'3" x 17'8" (3.42m x 5.39m)	Garage	21' x 8'10" (6.40m x 2.69m)
Pantry	2'9" x 2'11" (0.85m x 0.90m)	Rear Garden	37' x 34' (11.28m x 10.36m)
FIRST FLOOR			
Landing			
Bedroom One	13'2" x 10'5" (4.02m x 3.17m)		

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 8th August 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, 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

START: Millers 229 High Street, Epping, CM16 4BA. 0.0. Head towards Epping Church on High Street/B1393. At the roundabout, take the 2nd exit onto St Johns Rd. 0.3. Turn right onto Bakers Ln. 0.4. At the roundabout, take the 1st exit and stay on Bakers Ln. 0.5. Continue onto Ingels Mead 0.6. Turn right onto Beaconfield Rd. 0.7. Continue to follow the road and turn left to stay on Beaconfield Rd. Destination will be in front of you. 0.8. Arrive: Beaconfield Road, Epping, CM16 5AS. Total time: 3 mins 36 s

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(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.