MILLERS

LETTINGS



Lysander Court, North Weald, CM16 6HF

* BEAUTIFULLY PRESENTED * VILLAGE LOCATION * THREE BEDROOMS * SEMI DETACHED HOUSE * PARKING FOR TWO VEHICLES * QUIET CUL DE SAC * SHORT WALK TO SHOPS *

Millers Lettings are pleased to offer this beautifully presented three-bedroom home, boasting bright, spacious interiors and an expansive rear garden.

Upon entering, you are greeted by the modern fitted kitchen positioned directly ahead, with a convenient downstairs WC to the right. To the left, a superbly proportioned living and dining area offers a wonderful space for both relaxing and entertaining, flooded with natural light and featuring patio doors opening directly onto the impressive rear garden, perfect for enjoying the warmer months.

Upstairs, the property continues to impress with two generous double bedrooms, a versatile third bedroom ideal as a home office, nursery or guest room, and a gorgeous family bathroom.

Combining stylish interiors, practical living space and a fantastic garden, this lovely home offers an ideal setting for modern family living.

** The property is AVAILABLE NOW on an UNFURNISHED BASIS **

Situated in the popular village of North Weald, the property benefits from a range of local amenities, including shops, pubs, cafés and everyday conveniences. The surrounding Essex countryside offers lovely opportunities for walking and outdoor leisure, while nearby Epping provides further shopping facilities and access to the Central Line, offering convenient connections into London. The A414 and M11 are also within easy reach, making this an excellent location for commuters seeking a balance of village living and accessibility.

3 2 1 C

£1,995 Per Calendar Month

- THREE BED SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- LARGE LOUNGE/DINING
- RECENTLY REFURBISHED
- VILLAGE LOCATION
- UNFURNISHED BASIS
- THREE BEDROOMS
- READY TO MOVE IN
- AVAILABLE NOW





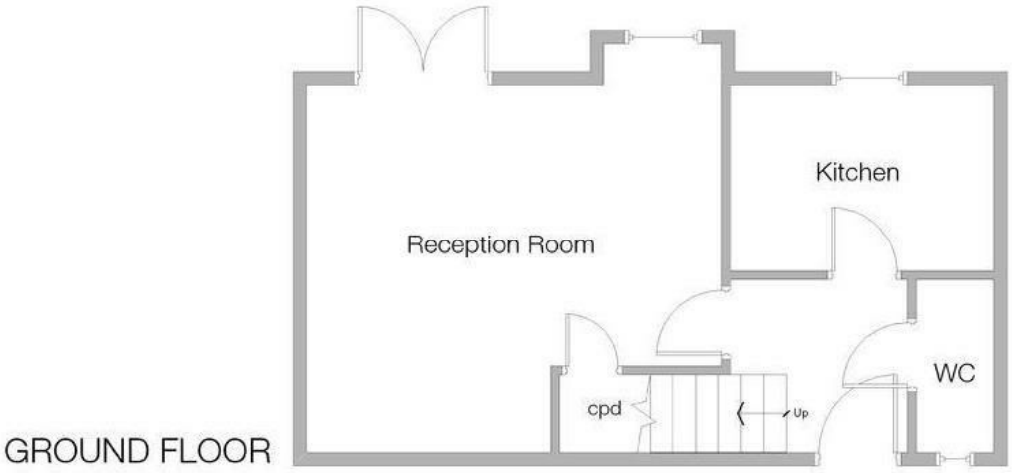


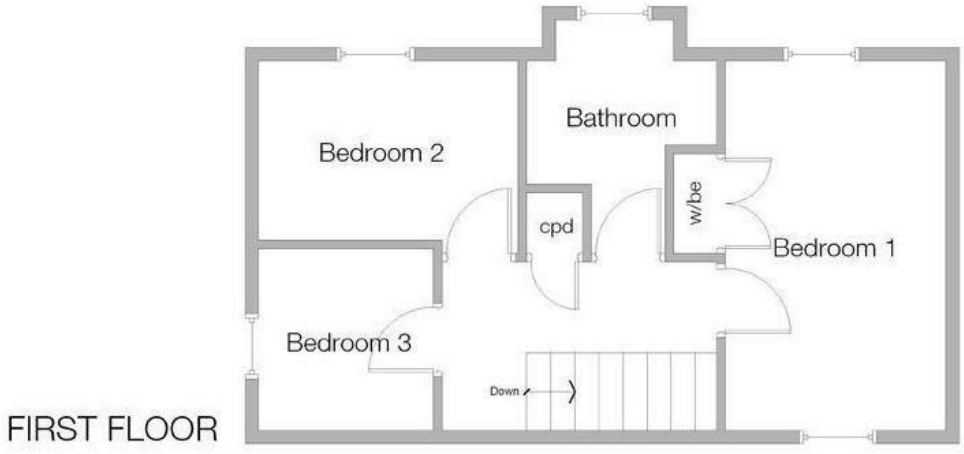




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Gross Internal Floor Area: Approximately 780 sq. ft. /72.5 sq. m.

Property Dimensions

GROUND FLOOR

Entrance Hall

Kitchen

Lounge/Diner

FIRST FLOOR

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

EXTERNAL

Rear Garden

Allocated Parking

TERM: A periodic tenancy is offered, with a long-term tenant preferred.

DATE: The earliest date that a successful client could move into the property will be the October 2026 (subject to terms conditions and references).

HOLDING DEPOSIT: The holding deposit is equal to 1 week's 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.

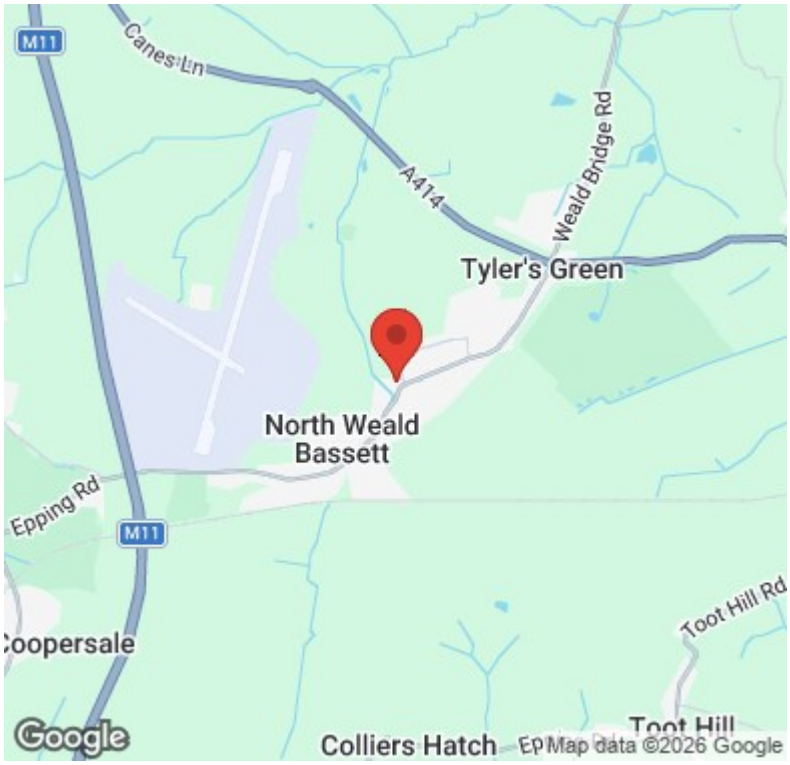
FURNITURE: The property is available on an UNFURNISHED basis, although the white goods are available to purchase upon request from the existing tenant.

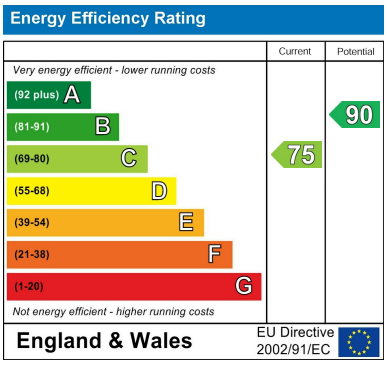
UTILITY BILLS: Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is E



Directions





These particulars are believed to be accurate but are provided as a general guide only and do not form part of any offer or contract. Prospective purchasers should verify their accuracy through inspection or other means. No employee of this firm is authorised to make any representation or warranty regarding the property. "AI" may have been used in some photography or graphics for marketing and presentation purposes. No physical part of the property or location has been altered.

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