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# Mount End, Epping, CM16 7PS

* TWO DOUBLE BEDROOMS * CHARMING COTTAGE * VILLAGE LOCATION * BEAUTIFULLY PRESENTED THROUGHOUT * LARGE GARDEN * SHORT DRIVE TO EPPING TOWN * DRIVEWAY *

Millers Lettings are delighted to offer this charming two-bedroom, two-bathroom period cottage, ideally situated in the peaceful and highly sought-after semi-rural setting of Mount End, just three miles from Epping.

Full of character and traditional charm, this delightful cottage offers well-presented and versatile accommodation arranged over two floors. The ground floor comprises a welcoming living room, separate dining room, fitted eat-in kitchen, useful utility room and shower room/WC.

To the first floor are two generous bedrooms, a family bathroom and access to useful loft storage.

Externally, the property boasts a substantial mature rear garden, complete with a shed and plenty of space to enjoy the outdoors. There is also off-street parking and, to the front, the property enjoys far-reaching countryside views, creating a wonderfully peaceful setting.

** The property is AVAILABLE from the OCTOBER 2026 on a UNFURNISHED BASIS *

Perfect for those looking to enjoy the character and charm of a period home with the benefit of a semi-rural lifestyle, while still being within easy reach of Epping and its excellent amenities and transport links.
* Fibre broadband is available into the house & Garden maintenance is included if required *

2 2 2 E

**£1,700 Per Calendar Month**

- PERIOD COTTAGE
- 2 BATH/SHOWER ROOMS
- UTILITY ROOM
- OIL CENTRAL HEATING
- RURAL SURROUNDINGS
- 2 RECEPTION ROOMS
- AVAILABLE OCTOBER 2026
- OFF-STREET PARKING
- LARGE REAR GARDEN
- UNFURNISHED BASIS












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## Property Dimensions

**Front**

**Living Room**

**Dining Room**

**Kitchen**

**Utility Room**

**Ground Floor Bathroom**

**Bedroom One**

**Bedroom Two**

**Bathroom**

**Garden**

**TERM**

**DATE**

**DEPOSIT**

**FURNITURE**

**ADMIN FEE**

**REFERENCE FEE**

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 24th 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.

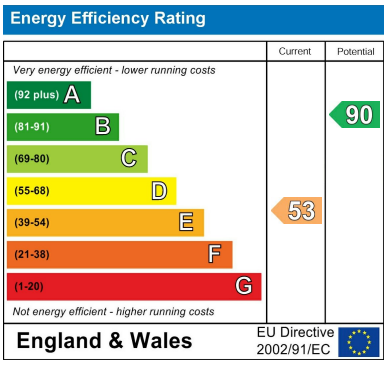
UTILITY BILLS: Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

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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