



## Theydon Grove, Epping, CM16 4PX

\* NEW TO THE MARKET \* BEAUTIFULLY PRESENTED \* FOUR DOUBLE BEDROOMS \* FAMILY HOME \* PARKING \* SHORT WALK TO HIGH STREET \* CENTRAL LINE LOCATION \*

Millers Lettings are delighted to offer this beautifully presented four-bedroom townhouse within easy reach of the Central Line and the town's vibrant High Street. Designed for family comfort, the property combines generous living spaces across three floors with a bright, welcoming luxury feel throughout.

On the ground floor, an impressive entrance hall sets the tone for this beautifully arranged home, leading through to a stunning open-plan kitchen and family space designed for contemporary living and entertaining. This elegant area seamlessly connects to a separate dining room with direct access to the beautifully maintained private garden which backs directly onto open fields, creating a perfect indoor-outdoor flow. A stylish study provides an ideal home office, complemented by a well-appointed utility room and a discreet cloakroom and W/C.

The first floor hosts a sophisticated reception room, offering a refined yet comfortable setting for relaxation, alongside two generously sized bedrooms and a sleek family bathroom. Occupying the upper level, the second floor is dedicated to further beautifully proportioned bedrooms, including an exceptional principal suite, accompanied by an additional bathroom, offering both privacy and comfort.

Arranged over three floors, this exceptional property combines elegant design with versatile living space, making it perfectly suited to modern family life or discerning professionals seeking both style and functionality.

\*\* The property is AVAILABLE from the 25th OCTOBER on an 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.



**£3,500**

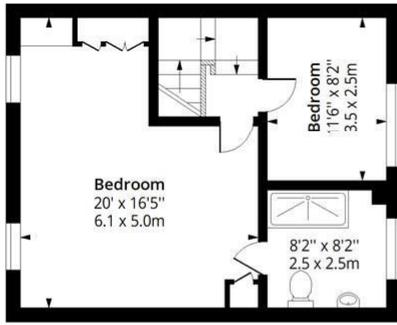
- NEW TO THE MARKET
- BEAUTIFULLY PRESENTED
- FOUR BEDROOMS
- OPEN PLAN KITCHEN/DINER
- HOME OFFICE
- SHORT WALK TO HIGH STREET
- GEORGIAN STYLE TOWN HOUSE
- AVAILABLE 8TH JUNE 2026
- UNFURNISHED BASIS



MILLERS  
LETTINGS

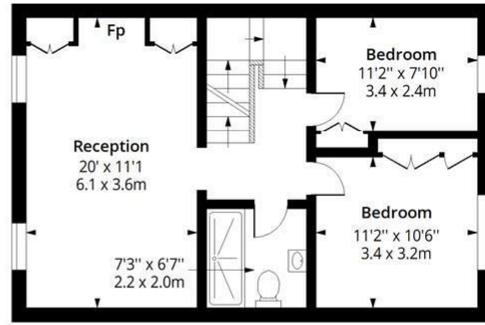
# Theydon Grove CM16

Approx. Gross Internal Area 1869 Sq Ft - 173.63 Sq M



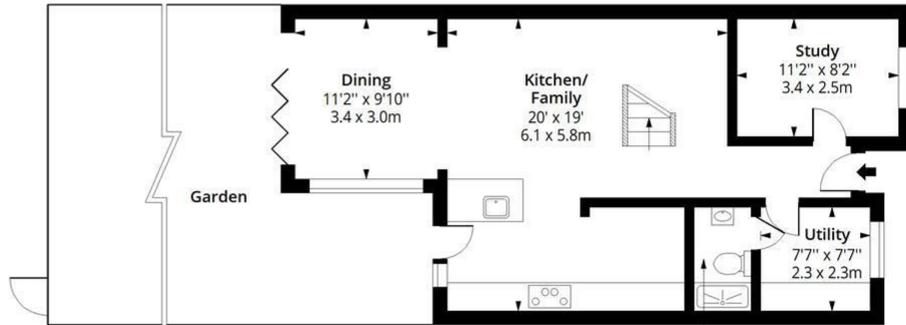
**Second Floor**

Floor Area 514 Sq Ft - 47.75 Sq M



**First Floor**

Floor Area 634 Sq Ft - 58.90 Sq M



**Ground Floor**

Floor Area 721 Sq Ft - 66.98 Sq M

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: 26/3/2026

## Property Dimensions

### GROUND FLOOR

|                            |                           |
|----------------------------|---------------------------|
| <b>Study</b>               | 11'1" x 8'2" (3.4 x 2.5)  |
| <b>Utility</b>             | 7'6" x 7'6" (2.3 x 2.3)   |
| <b>Kitchen/Family room</b> | 20'0" x 19'0" (6.1 x 5.8) |
| <b>Dining</b>              | 11'1" x 9'10" (3.4 x 3.0) |
| <b>FIRST FLOOR</b>         |                           |
| <b>Living Area</b>         | 20'0" x 11'9" (6.1 x 3.6) |
| <b>Bedroom</b>             | 11'1" x 7'10" (3.4 x 2.4) |
| <b>Bedroom</b>             | 11'1" x 7'10" (3.4 x 2.4) |

### Bathroom

### SECOND FLOOR

|                     |                           |
|---------------------|---------------------------|
| <b>Bedroom</b>      | 11'5" x 8'2" (3.5 x 2.5)  |
| <b>Main Bedroom</b> | 20'0" x 16'4" (6.1 x 5.0) |
| <b>Ensuite</b>      | 8'2" x 8'2" (2.5 x 2.5)   |

### EXTERNAL

- Garden**
- Driveway**

**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 June 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 F



## Directions

Head out of Millers Estate Agents onto the High Street Walk up the High Street towards Epping Underground Station Continue past the shops and turn right onto Stonards Hill Take the next left into Theydon Grove Follow the road down — number 43 will be along on your left-hand side



| Energy Efficiency Rating                           |                            | Current | Potential |
|--|----------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |         |           |
| (92 plus) <b>A</b>                                 |                            |         |           |
| (81-91) <b>B</b>                                   |                            |         |           |
| (69-80) <b>C</b>                                   |                            |         |           |
| (55-68) <b>D</b>                                   |                            |         |           |
| (39-54) <b>E</b>                                   |                            |         |           |
| (21-38) <b>F</b>                                   |                            |         |           |
| (1-20) <b>G</b>                                    |                            |         |           |
| <i>Not energy efficient - higher running costs</i> |                            |         |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>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 firm's employment has the authority to make or give any representation or warranty in respect of the property.