



Allnutts Road, Epping, CM16 7BE

* ONE BEDROOM FLAT * GROUND FLOOR * WALK TO EPPING STATION * PRIVATE REAR GARDEN * PARKING FOR TWO CARS *

Millers are delighted to present this well-appointed one double bedroom ground floor flat, ideally located on the sought-after Allnutts Road. Just a stone's throw from Allnutts Stores and approximately 0.5 miles from Epping Tube Station, the property offers excellent access to London while enjoying a quiet residential setting.

The flat is well-presented throughout and comprises a spacious lounge dining room, a compact yet modern kitchen fitted with appliances, a contemporary three-piece bathroom suite, and a comfortable double bedroom.

Externally, the property benefits from a private rear garden and off-street parking for two vehicles — a rare advantage in this area.

This charming home would make an ideal purchase for first-time buyers, investors, or anyone seeking a convenient base with superb transport links. Early viewing is highly recommended.

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

Allnutts Road is located in the popular and historic market town of Epping and is within walking distance to open countryside and arable farmland. Epping is a charming and desirable place to live and benefits from a busy High Street with a varied range of shops, bars, restaurants, cafes and public houses. There is a Central Line Station connecting London and is a short drive to the M11 at Hastingwood and the M25 at Waltham Abbey to London and Cambridge. Epping also boasts access to the famous Epping Forest for forest walks, bike rides and horse riding.



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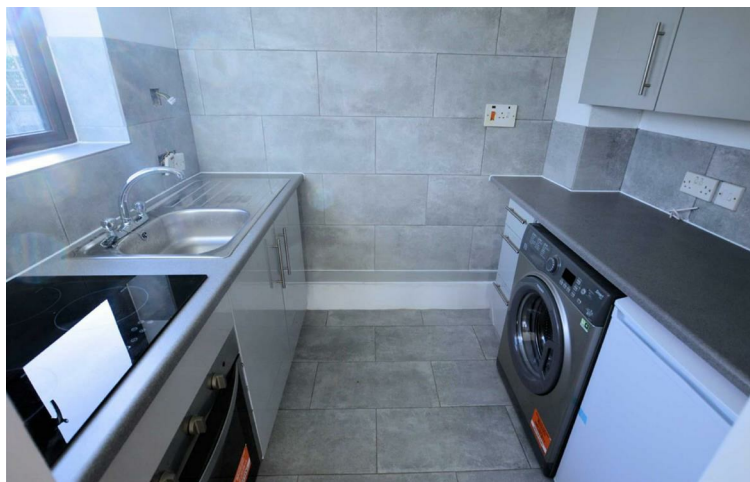
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£1,250 Per Calendar Month

- ONE DOUBLE BEDROOM
- KITCHEN WITH APPLIANCES
- OFF-STREET PARKING

- GROUND FLOOR FLAT
- THREE-PIECE BATHROOM
- UNFURNISHED BASIS

- LOUNGE / DINER
- REAR GARDEN
- AVAILABLE 8TH AUGUST 2025



MILLERS
LETTINGS

MILLERS

AWAITING FLOORPLAN

Property Dimensions

GROUND FLOOR

Front Door

Inner Hallway

Lounge / Diner

16'08" > 10'09" x 9'05" > 7'01" (5.08m > 3.28m x 2.87m > 2.16m)

Kitchen Area 7'05 x 5'10 (2.26m x 1.78m)

Shower Room 5'10 x 5'04 (1.78m x 1.63m)

Bedroom One 12'01 x 8'05 (3.68m x 2.57m)

EXTERNAL AREAS

Rear Garden

Off-Street Parking

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 B



Directions

Start: 229 High St, Epping, CM16 4BP. Head south-west on High St/B1393 towards High St/B1393. Go through 1 roundabout. At the roundabout, take the 1st exit onto Station Rd. Continue onto Bower Hill. Turn right onto Allnutts Rd. Destination will be on the left. Arrive: Allnutts Rd, Epping CM16.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(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.