



Hemnall Street, Epping, CM16 4LU

* NEW TO MARKET * FAMILY HOME * GARAGE & PARKING * PRIME LOCATION * FOUR BEDROOMS * NEXT TO HIGH STREET * 5 MINS WALK TO EPPING STATION *

Millers Lettings are delighted to offer this beautifully presented four-bedroom detached family home, perfectly positioned just a short walk from Epping High Street and Epping Underground Station.

The accommodation is arranged over two floors and offers bright, spacious and versatile living throughout. The ground floor comprises a welcoming entrance hall, a modern fitted kitchen/breakfast room with ample storage and workspace, a generous lounge/dining room providing an excellent space for both relaxing and entertaining, a separate study ideal for home working or use as a playroom, and a convenient downstairs cloakroom.

Upstairs, the main bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while three further well-proportioned bedrooms are served by a contemporary family bathroom.

Externally, the property features a private rear garden, a single garage, and a driveway providing off-street parking for two vehicles.

Combining generous living space with an enviable location, this exceptional family home is ideal for those seeking both convenience and a fantastic lifestyle in the heart of Epping.

** The property is AVAILABLE in JULY 2019 on a PART FURNISHED basis **

Hemnall Street is situated within a short walk of the High Street with its array of cafes, bars, restaurants and boutique shops. Parts of Epping Forest and arable farmland are accessible on foot and transport links are provided via Epping's Central Line Tube Station serving London, the M11 at Hastingwood and M25 at Waltham Abbey.



£2,750 Per Calendar Month

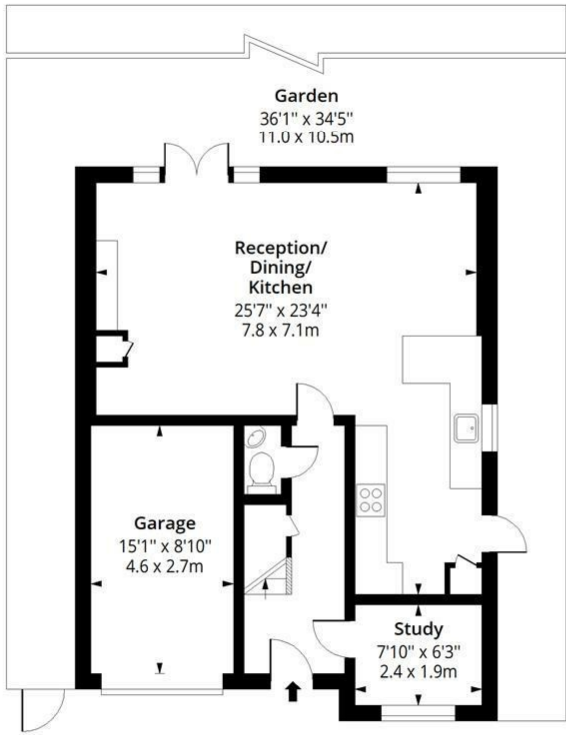
- DETACHED HOUSE
- OPEN PLAN LIVING SPACE
- FAMILY HOME
- GARAGE & DRIVEWAY
- PRIME LOCATION
- UNFURNISHED BASIS
- FOUR BEDROOMS
- NEXT TO HIGH STREET
- AVAILABLE 31ST JULY 2026



MILLERS
LETTINGS

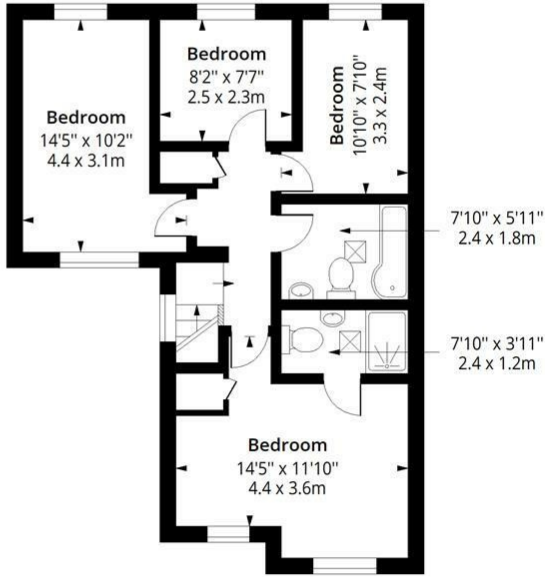
Hemnall Street CM16

Approx. Gross Internal Area 1356 Sq Ft - 125.97 Sq M



Ground Floor

Floor Area 748 Sq Ft - 69.49 Sq M



First Floor

Floor Area 608 Sq Ft - 56.48 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: 16/7/2026

Property Dimensions

Front Garden	
Entrance Hall	
Living Room	23'5" x 14'5" (7.14 x 4.39)
Fitted Kitchen	6'5" x Opens into the Living Room (1.96 x Opens into the Living Room)
Ground Floor Study	6'5" x 5'5" (1.96 x 1.65)
First Floor & Landing	
Bedroom One	14'0" x 10'7" (4.27 x 3.23)
En-Suite Shower Room	
Bedroom Two	14'9" x 7'10" (4.50 x 2.39)

Bedroom Three	10'10" x 6'11" (3.30 x 2.11)
Bedroom Four	8'2" x 7'7" (2.49 x 2.31)
Family Bathroom	7'10" x 5'9" (2.39 x 1.75)
Rear Garden	
TERM	
DATE	
FURNITURE	
UTILITIES	
DEPOSIT	
HOLDING DEPOSIT	

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 31st July 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.

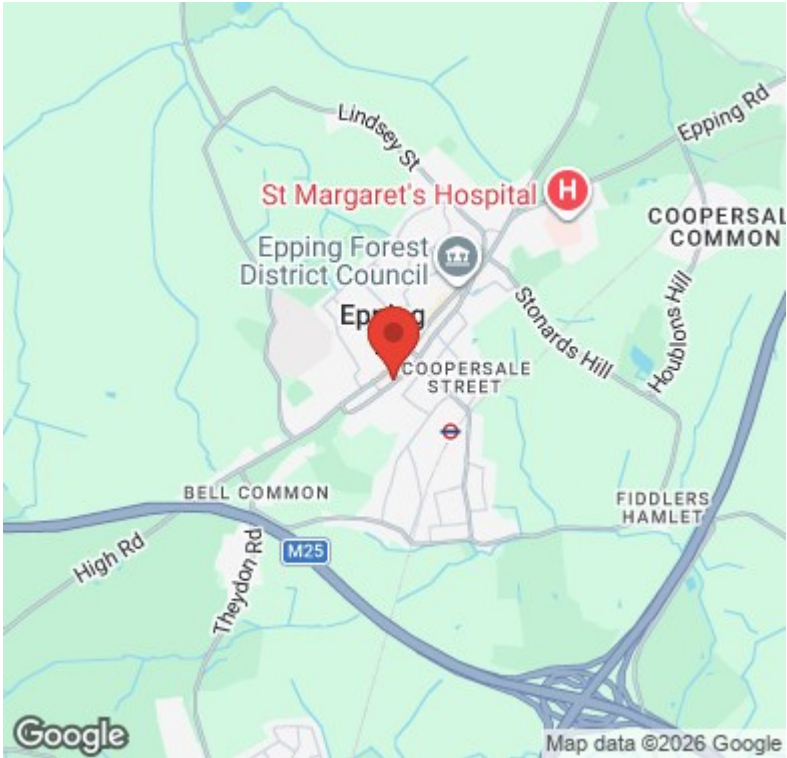
FURNITURE : The property is available on an UNFURNISHED basis, although there are white goods.

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.

COUNCIL TAX: The council tax band is F



Directions



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	81	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.