MILLERS

LETTINGS

Holly Cottages, Epping, CM16 4EA

* THREE BEDROOMS * SEMI DETACHED HOUSE * OFF-STREET PARKING * PRIME LOCATION * CLOSE TO HIGH STREET * STUNNING COTTAGE * OPEN PLAN LIVING *

Millers Lettings are delighted to offer this beautifully presented three-bedroom Victorian cottage, ideally positioned within easy reach of Epping Forest and just a short walk from Epping High Street and Central Line Station, offering an excellent selection of shops, cafés, bars and restaurants.

Blending character features with modern living, the accommodation comprises a welcoming living room with attractive wooden flooring and a charming feature fireplace, creating a warm and inviting space. There is a separate dining room, ideal for entertaining, and a spacious fitted kitchen offering a range of wooden wall and base units, contrasting granite worktops and a selection of white goods. A convenient ground floor cloakroom and toilet completes the downstairs accommodation.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms and a contemporary family bathroom fitted with a white three-piece suite.

Externally, the property enjoys a private rear garden, predominantly laid to lawn with a stone patio seating area, enjoying a desirable north-westerly aspect, perfect for relaxing or entertaining outdoors.

Offering a fantastic combination of period charm, generous living space and an exceptional location, this wonderful home is ideal for professional tenants and families alike.

** The property is AVAILABLE from SEPTEMBER 2026 on an UNFURNISHED basis **

Bell Common is located in the highly desirable position off the High Street conveniently placed within a short walk to the shops, restaurants, bars and cafes. Bell Common is also within close proximity to arable farmland and parts of Epping Forest. Epping Town offers excellent local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School.

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£2,400 Per Calendar Month

- SEMI DETACHED HOUSE
- STUNNING COTTAGE
- 4 MINS DRIVE TO STATION
- THREE DOUBLE BEDROOMS
- PRIME LOCATION
- AVAILABLE SEPTEMBER 2026
- CLOSE TO HIGH STREET
- OFF STREET PARKING
- UNFURNISHED BASIS

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AWAITING FLOORPLAN

Property Dimensions

GROUND FLOOR		**Family Bathroom**	7'6" x 6'5" (2.29m x 1.96m)
Living Room	12'3" x 12'1" (3.73m x 3.68m)	**EXTERNAL AREA**	
Dining Room	12'8" x 10'2" (3.86m x 3.10m)	**Parking Space**	
Fitted Kitchen	15'2" x 10'2" (4.62m x 3.10m)	**Rear Garden**	
Cloakroom WC			
FIRST FLOOR			
Bedroom One	15'3" x 10'9" (4.65m x 3.28m)		
Bedroom Two	10'3" x 9'2" (3.12m x 2.79m)		
Bedroom Three	12'0" x 10'0" (3.66m x 3.05m)		

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 SEPTEMBER 2026 (subject to terms conditions and references being obtained).

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.

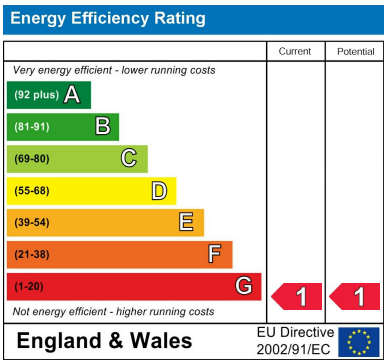
FURNITURE: The property is available on an UNFURNISHED basis, although there are white goods.

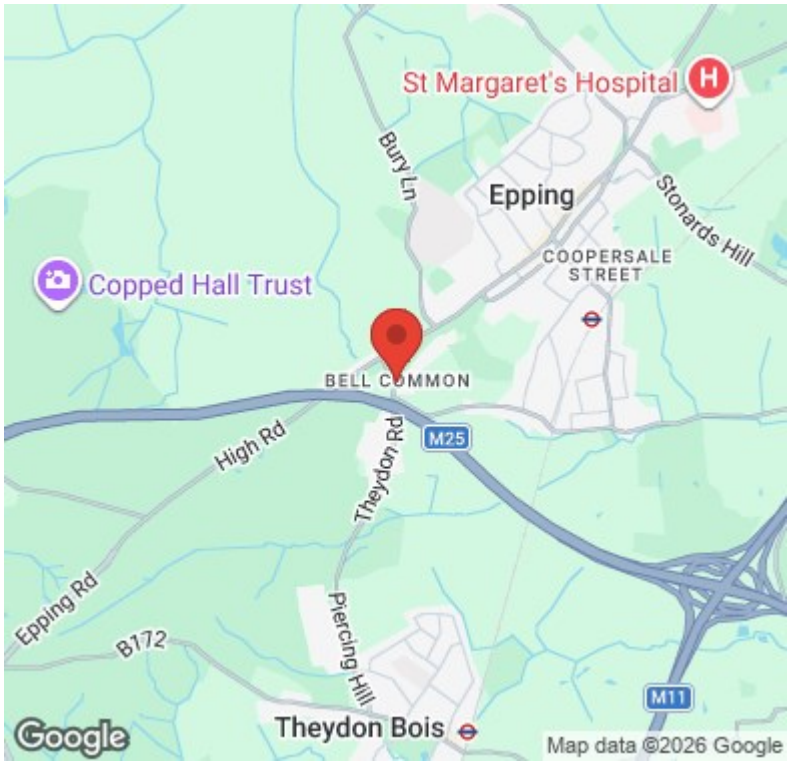
UTILITY BILLS: Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is E - approx: £2,576.00

Directions

START: Millers Estate Agents 229 High St, Epping, CM16 4AQ. 0.0. Head southwest on High St/B1393 toward Loughton. Proceed throught he High St and through 3 roundabouts. 0.9. Turn left at thetraffic lights onto Theydon Road. 1.0. The property will be on the right hand side just adfter the first bend (opposite the Forest Gate Public House). ARRIVE: Holly Cottages, Theydon Rd, Epping, CM16 4DU. Total time: 3 mins 15s





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