



Forest Drive, Theydon Bois, CM16 7EY

* NEW TO RENTAL MARKET * ONE BEDROOM * FIRST FLOOR FLAT * ALLOCATED PARKING SPACE * WALKING DISTANCE OF STATION * CLOSE TO LOCAL SHOPS AND RESTAURANTS *

Situated in the charming village of Theydon Bois, this delightful first-floor flat on Forest Drive offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a tranquil retreat while remaining close to local amenities.

The flat features a spacious reception room, providing a welcoming space for relaxation or entertaining guests. The bathroom is thoughtfully designed, ensuring both functionality and comfort. One of the standout features of this property is the allocated parking space, a rare find in such a desirable location.

Situated just a short stroll from the station, residents will benefit from excellent transport links, making commuting to London and surrounding areas a breeze. Additionally, the nearby shops cater to all your daily needs, enhancing the appeal of this lovely home.

Forest Drive is a popular residential street, well placed for all the local amenities, Theydon Bois is a highly desirable and popular village arranged around the central village Green, complete with duck pond. There is a range of shops, public houses & restaurants. Schooling is provided at Theydon Bois Primary School, Davenant and Epping St Johns Comprehensive schools are a short drive. Access to London is provided via the central line tube station and Junction 26, M25 at Waltham Abbey.

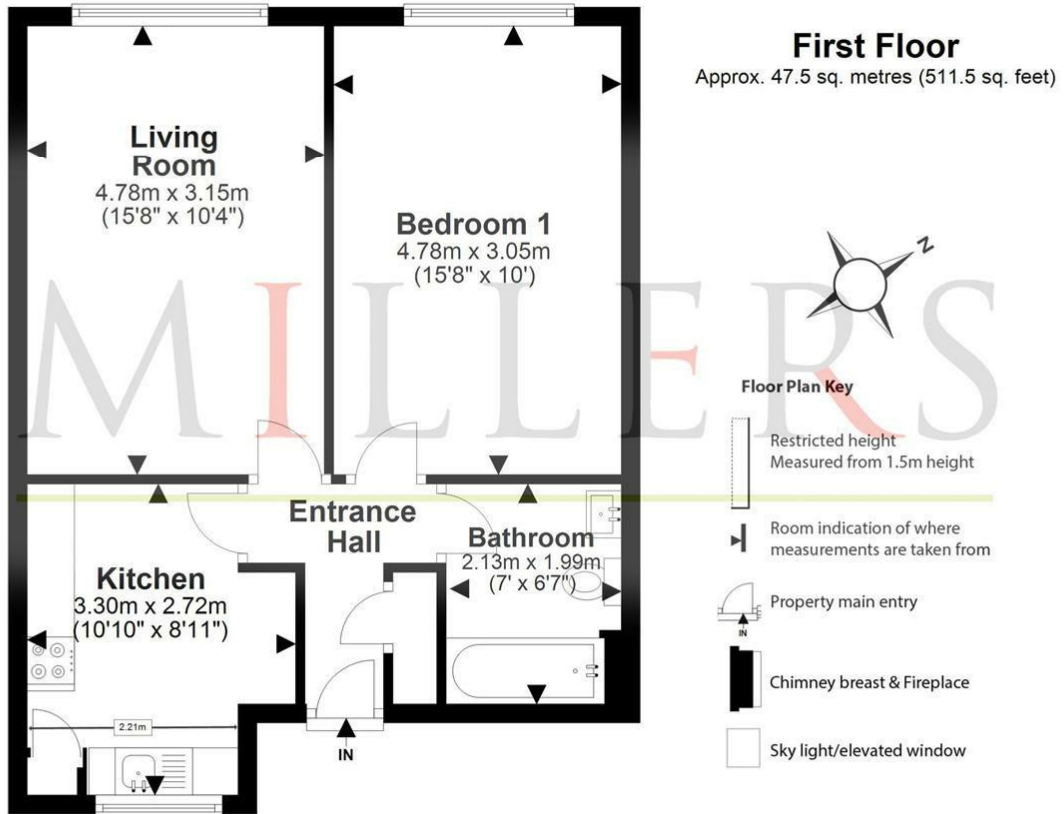


£1,300 Per Month

- NEW TO MARKET
- FIRST FLOOR FLAT
- ALLOCATED PARKING
- 250 METERS TO STATION
- HIGH STREET POSITION
- VILLAGE LOCATION
- EXTENSIVELY DOUBLE GLAZED
- AVAILABLE 18TH JUNE 2026
- UNFURNISHED BASIS



MILLERS
LETTINGS



Total area: approx. 47.5 sq. metres (511.5 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

Property Dimensions

FIRST FLOOR

Entrance Hall

Kitchen 10'10" x 8'11" (3.30m x 2.72m)

Living Room 15'8" x 10'4" (4.78m x 3.15m)

Bedroom One 15'8" x 10'0" (4.78m x 3.05m)

Bathroom 7'0 x 6'7 (2.13m x 2.01m)

EXTERIOR

Allocated Parking Space

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 18th 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, 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 C



Directions

START: Millers 229 High Street, Epping, CM16 4BP. Head south-east towards High St/B1393. Turn right onto High St/B1393. Go through 3 roundabouts. Turn left onto Theydon Rd. Continue onto Piercing Hill. Turn left onto Coppice Row/B172. Turn left onto Forest Dr. Turn left to stay on Forest Dr. Destination will be on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.