



## Mount Road, Theydon Garnon, CM16 7PH

**\* THREE DOUBLE BEDROOMS \* MIDDLE TERRACED HOUSE \* VILLAGE LOCATION \*** Set in the picturesque Essex countryside, this beautifully presented three-bedroom mid-terrace home enjoys scenic views to both the front and rear, backing directly onto open farmland. Located on Mount Road in a desirable semi-rural setting, the property is approximately 1.8 miles from Epping Underground Station (Central Line), offering convenient access to London.

The ground floor features a welcoming entrance hallway leading to a bright front reception room. To the rear, a raised second reception room provides additional living space, perfect for relaxing or entertaining. The newly fitted kitchen includes integrated appliances, including a fridge-freezer, and flows into a dedicated dining area. Completing the ground floor are a useful utility room and a guest cloakroom.

Upstairs, the first floor offers three generously sized double bedrooms. The master bedroom benefits from a modern en-suite shower room, while a contemporary family bathroom with a stylish three-piece suite and white sanitary ware serves the remaining bedrooms. Externally, the property boasts off-street parking for two vehicles and an attractive rear garden measuring approximately 80ft, ideal for outdoor living and enjoying the countryside views. Additional features include PVC double-glazed windows throughout and oil-fired radiator heating.

The property is AVAILABLE from 31st MAY 2025 on an UNFURNISHED BASIS. (white goods available to purchase on request from previous tenant)

Theydon Mount is a short drive to Epping and well placed for Theydon Bois and Abridge which offer a large selection of shops, restaurants and public houses. Several golf courses are within easy reach as are several well regarded state and private schools. Tube transport to London is offered at both Epping and Theydon Bois and road links are available at Loughton for the M11 (southbound) and the M25 at Waltham Abbey. Theydon Bois tube: 3.9 miles, M25 Junc



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**£2,300 Per Calendar Month**

- THREE DOUBLE BEDS
- SOME WHITE GOODS
- STUNNING VIEWS

- TWO RECEPTIONS
- OSP FOR 2/3 CARS
- AVAILABLE 31ST MAY 2025

- NEW KITCHEN/DINER
- 2 BATH/SOWER ROOMS
- UNFURNISHED





MILLERS  
LETTINGS

# MILLERS

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## AWAITING FLOORPLAN

### Property Dimensions

<b>Hallway</b>		<b>Bedroom Three</b>	13'7" x 8'78" (4.14 x 4.42)
<b>Front Reception Room</b>	14'54" x 11'73" (5.64 x 5.21)	<b>Family Bathroom</b>	
<b>Rear Reception Room</b>	15'11" x 13'19" (4.85 x 4.45)	<b>Rear Garden</b>	
<b>Fitted Kitchen</b>		<b>Driveway Parking</b>	
<b>Dining Area</b>	10'7" x 12'6" (3.23 x 3.81)		
<b>Utility Room</b>			
<b>Master Bedroom</b>	14'0" x 12'73" (4.27 x 5.51)		
<b>En-suite Shower Room &amp; WC</b>			
<b>Bedroom Two</b>	12'0" x 11'73" (3.66 x 5.21)		

TERM: An initial Twelve-month tenancy is offered.

DATE: The earliest date that a successful client could move into the property will be the 31st May 2025 (subject to terms conditions and references).

HOLDING DEPOSIT: The holding deposit is equal to 1 week's 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 the white goods are available to purchase upon request from the existing tenant.

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 D





## Directions

Start: High St, Epping CM16 4BA, Head north-east on High St/B1393, At the roundabout, take the 2nd exit onto Station Rd. Continue onto Bower Hill. Continue onto Stewards Green Rd. Continue onto Mount Rd and the property can be found on your left handside.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>88</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>	<b>43</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

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.