



## Hampden Close, North Weald, CM16 6JX

\* FIRST FLOOR MAISONETTE \* ONE DOUBLE BEDROOM \* SPACIOUS LOUNGE / DINER \* POPULAR LOCATION \* ALLOCATED PARKING \*

Millers are pleased to bring to market this spacious and beautifully presented first-floor maisonette in a popular North Weald location. This delightful property features a spacious lounge/dining room, a fully fitted kitchen and bathroom with a white three-piece suite. The accommodation also includes one generous double bedroom, making it perfect for first-time renters, couples, or working professionals. Access is via a private front door, leading to the first-floor living space. Additional benefits include UPVC double glazing, electric heating, and allocated parking to the rear of the property.

\* The property is AVAILABLE 8th August 2025 on an UNFURNISHED basis. \*

North Weald is a friendly and well-connected village, popular for its community feel and range of local amenities. It is home to the well-regarded St Andrew's Primary School, a selection of local shops including a Co-op, a variety of restaurants, and two traditional public houses.

The village is surrounded by open countryside and arable farmland, offering excellent opportunities for walking, cycling, and enjoying the outdoors. It is also within easy reach of Epping Forest, ideal for horse riding and mountain biking.

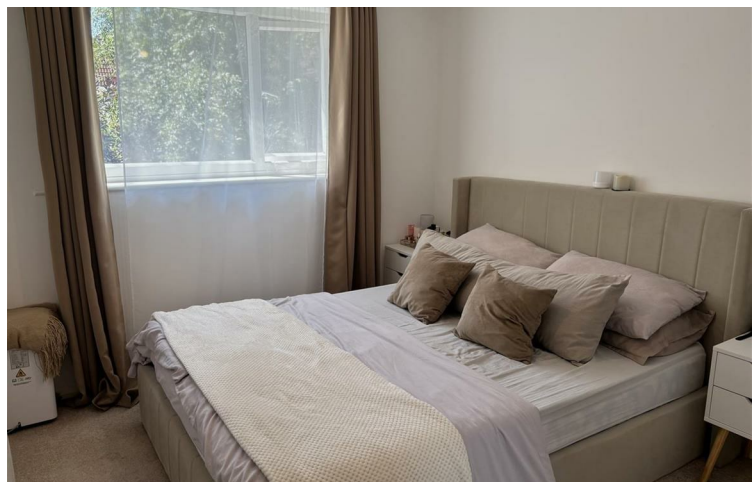
Transport links are excellent, with the A414 providing access to Chelmsford, Harlow, and Ware, and the M11 at Hastingwood and M25 at Waltham Abbey connecting to wider motorway networks. Epping Town, approximately 2.5 miles away, offers further amenities and a Central Line Underground Station providing direct access to London.



**£1,200 Per Calendar Month**

- FIRST FLOOR MAISONETTE
- MODERN KITCHEN
- ALLOCATED PARKING
- ONE DOUBLE BEDROOM
- MODERN BATHROOM
- UNFURNISHED BASIS
- LOUNGE/DINER
- ELECTRIC HEATING
- AVAILABLE 8TH AUGUST 2025





MILLERS  
LETTINGS

# MILLERS

## AWAITING FLOORPLAN

### Property Dimensions

#### GROUND FLOOR

Outside Storage Cupboard

Front Door

Entrance Hall

Stairs Ascending

#### FIRST FLOOR

Landing Leading to:

Lounge/Diner  
16'10" > 12'00" x 12'00" (5.13m > 3.66m x 3.66m)

Galley Kitchen  
13'03" x 5'10" (4.04m x 1.78m)

Bathroom  
6'03" x 5'06" (1.91m x 1.68m)

Double Bedroom  
12'02" > 9'09" x 9'02" (3.71m > 2.97m x 2.79m)

Fitted Wardrobe

EXTERNAL AREA

Allocated 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 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.

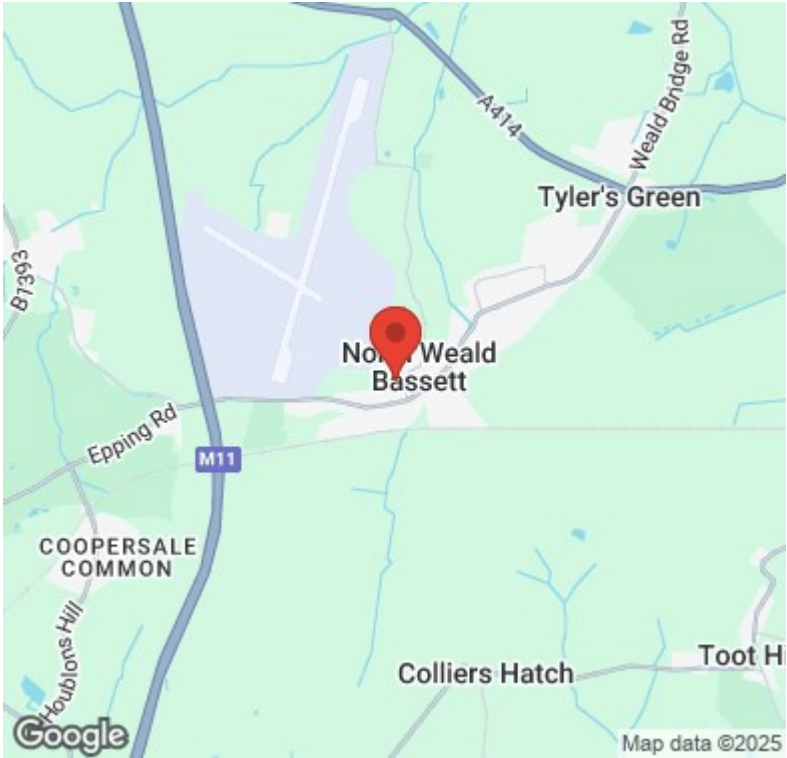
COUNCIL TAX: The council tax band is B





Directions

Start: High St, Epping, CM16 4BP. Head north-east on High St/B1393 towards Star Ln. Continue to follow B1393. Turn right onto The Plain/B181. Continue to follow B181. At the roundabout, take the 1st exit onto Wellington Rd. Turn left onto Hampden Cl. Turn left to stay on Hampden Cl. Arrive: Hampden Close, North Weald Bassett, Epping, CM16.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.