



Boleyn Row, Epping, CM16 6FF

* NEW TO THE MARKET * BEAUTIFULLY PRESENTED * FOUR DOUBLE BEDROOMS * FAMILY HOME * PARKING * SHORT WALK TO HIGH STREET * CENTRAL LINE LOCATION *

Millers lettings are delighted to offer this beautifully presented four-bedroom semi-detached home within easy reach of the Central Line and the town's vibrant High Street. Designed for family comfort, the property combines generous living spaces across three floors with a bright, welcoming atmosphere throughout.

On the ground floor, a spacious entrance hall leads into a well-proportioned reception room, ideal for both relaxing and entertaining. The open plan dining area provides a versatile space for family meals or home working, while the stylish, well-equipped kitchen comes with ample storage and high-quality finishes with integrated appliances. This opens onto the private garden, creating the perfect setting for family life or entertaining guests. A convenient cloakroom and under stairs storage complete the ground floor.

On the first floor, two double bedrooms one with an en suite and a sleek family bathroom provide comfortable accommodation for family members or guests. The top floor is home to the impressive principal suite, featuring a spacious bedroom, fitted storage, and a modern en-suite shower room. An additional bedroom or home office on this level offers excellent flexibility for remote working or use as a nursery.

Outside, the property enjoys a private rear garden with lawn and patio areas, perfect for outdoor dining or children's play. There is off-street parking to the front, double-glazed windows, and gas central heating throughout.

** The property is AVAILABLE from the 25th OCTOBER on an UNFURNISHED BASIS **

Epping Underground Station is within easy reach, offering direct access to London via the Central Line. The property is also close to highly regarded local schools, green open spaces, and the many shops, cafés, and restaurants along Epping High Street.



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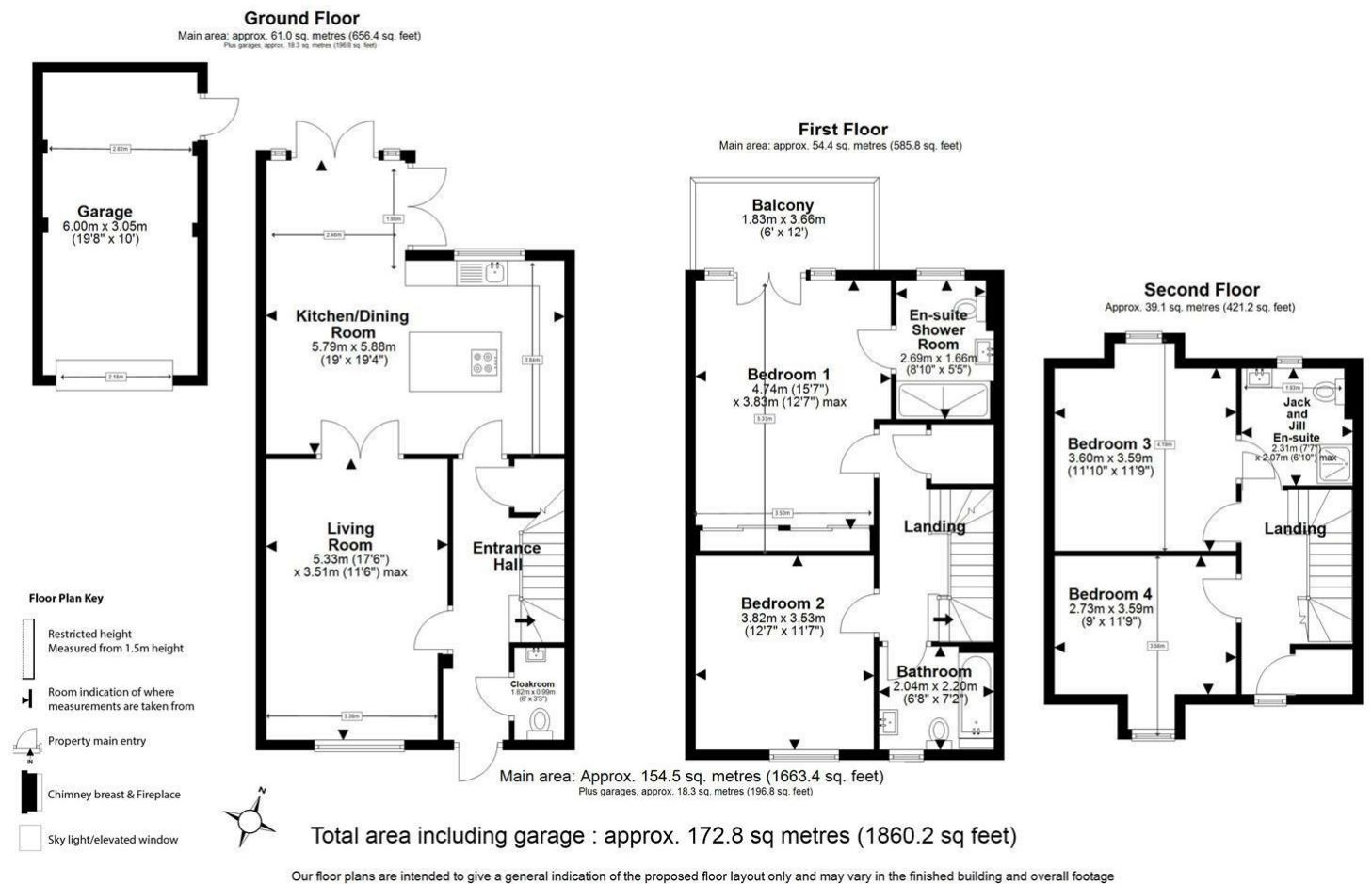


£3,250 Per Calendar Month

- NEW TO THE MARKET
- OPEN PLAN KITCHEN/DINER
- FAMILY BATHROOM + TWO EN-SUITES
- BEAUTIFULLY PRESENTED
- GARAGE
- AVAILABLE 25TH OCTOBER
- FOUR DOUBLE BEDROOMS
- SHORT WALK TO HIGH STREET
- UNFURNISHED BASIS



MILLERS
LETTINGS



Property Dimensions

GROUND FLOOR

Cloakroom WC 6' x 3'3" (1.83m x 0.99m)

Kitchen/Dining Room 19'0" x 19'3" (5.79m x 5.88m)

Living Room 17'6" x 11'6" (5.33m x 3.51m)

FIRST FLOOR

Landing

Bedroom 1 15'7" x 12'7" (4.74m x 3.83m)

Bathroom 6'8" x 7'2" (2.04 x 2.20)

Bedroom 2 12'6" x 11'7" (3.82m x 3.53m)

En-suite Shower Room 8'9" x 5'5" (2.69 x 1.66)

Balcony

6'0" x 12'0" (1.83m x 3.66m)

SECOND FLOOR

Landing

Bedroom 3

11'10" x 11'9" (3.60m x 3.59m)

Bedroom 4

8'11" x 11'9" (2.73m x 3.59m)

Jack and Jill En-suite

7'6" x 6'9" (2.31 x 2.07)

EXTERNAL AREA

Garden

Garage

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 the 25th October 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, with all 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 F



Directions



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.