



Stewards Close, Epping, CM16 7BU

* NEW TO THE MARKET * CHARMING PROPERTY * THREE BEDROOMS * FAMILY HOME * PARKING * SHORT WALK TO HIGH STREET * CENTRAL LINE LOCATION *

Millers lettings are delighted to offer this highly desirable three-bedroom semi-detached home within a few minutes walk of the Central Line and the town's vibrant High Street. Step inside to a bright and welcoming entrance hall that sets the tone for this well-presented family home. The ground floor features a spacious and naturally lit living room, with large front-aspect windows allowing sunlight to pour in throughout the day. This elegant space is ideal for relaxing evenings or entertaining guests, with ample room for comfortable seating and additional furnishings.

To the rear of the property lies a modern open-plan kitchen and dining area, beautifully finished with contemporary cabinetry, integrated appliances, and generous worktop space. The dining area easily accommodates a family table and chairs, creating a perfect social hub for everyday living. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor spaces – ideal for summer dining or watching children play outside.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is a generous double with built-in storage and pleasant garden views. The second double bedroom provides ample space for guests or family members, while the third bedroom works perfectly as a child's room or home office.

The family bathroom has been tastefully fitted with a modern white suite including a bath with overhead shower, wash basin, and WC, complemented by sleek tiling and chrome fittings.

** The property is AVAILABLE from the 15th NOVEMBER 2025 on a PART FURNISHED 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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1



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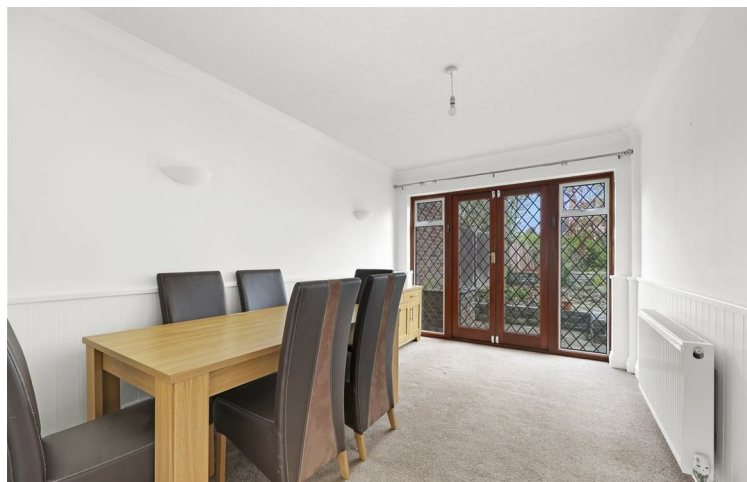
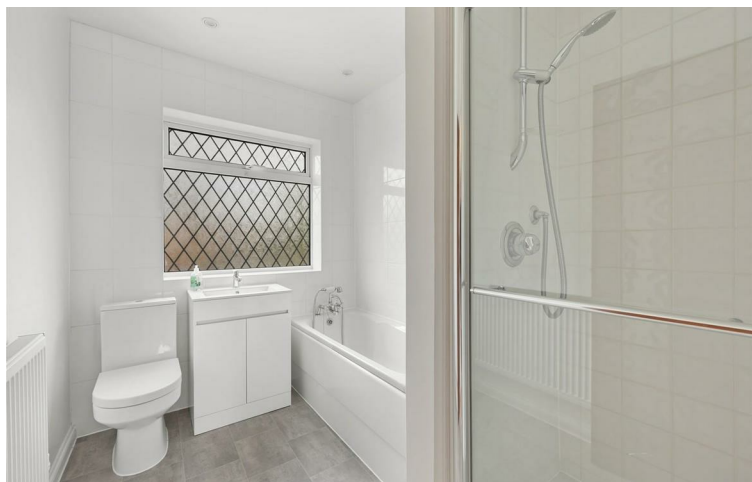


£2,695 Per Calendar Month

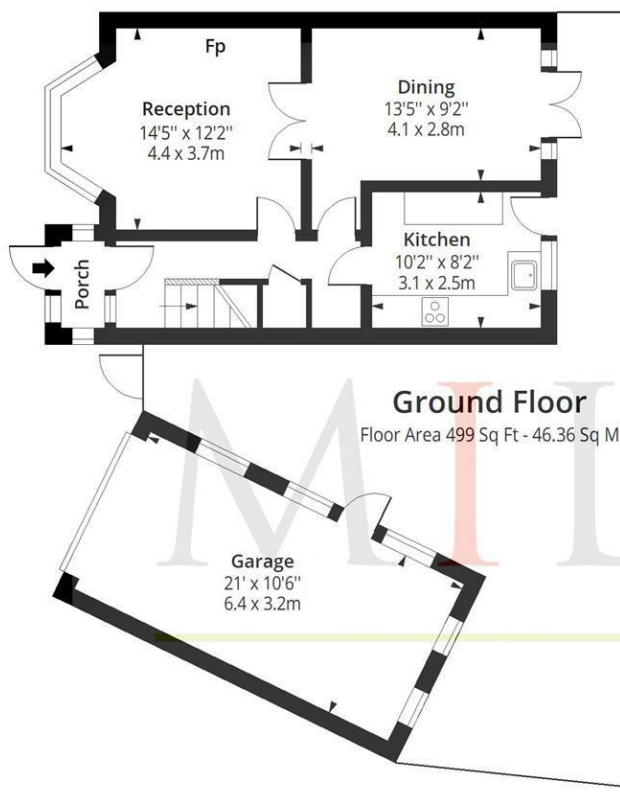
- NEW TO THE MARKET
- AMPLE PARKING
- GARAGE

- CHARMING PROPERTY
- SHORT WALK TO EPPING STATION
- PART FURNISHED BASIS

- THREE BEDROOMS
- PRIME LOCATION
- AVAILABLE 15TH NOVEMBER 2025



MILLERS
LETTINGS



Stewards Close, CM16

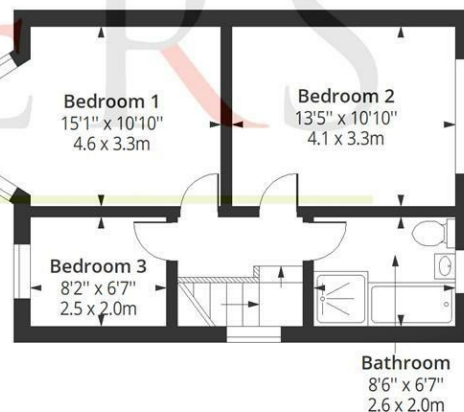
Approx. Gross Internal Area 981 Sq Ft - 91.14 Sq M
Approx. Gross Garage Area 220 Sq Ft - 20.44 Sq M

Garden
108'3" x 59'1"
33.0 x 18.0m
(approximate)



First Floor

Floor Area 482 Sq Ft - 44.78 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 6/11/2025

Property Dimensions

GROUND FLOOR

Entrance Hall

Living Area	14'5" x 12'1" (4.4 x 3.7)
Dining room	13'5" x 9'2" (4.1 x 2.8)
Kitchen	10'2" x 8'2" (3.1 x 2.5)

FIRST FLOOR

Bedroom one	15'1" x 10'9" (4.6 x 3.3)
Bedroom two	13'5" x 10'9" (4.1 x 3.3)
Bedroom three	8'2" x 6'6" (2.5 x 2.0)

Family Bathroom

8'6" x 6'6" (2.6 x 2.0)

EXTERNAL AREA

Garden	108'3" x 59'0" (33.0 x 18.0)
Garage	20'11" x 10'5" (6.4 x 3.2)

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 15th November 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 PART FURNISHED 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 E



Directions

From Millers Estate Agents, head southwest on High St (B1393). At the roundabout, take the 1st exit onto Station Rd and continue onto Bower Hill. Follow Bower Hill onto Stewards Green Rd, then turn left onto Stewards Cl — destination is on the right.



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.