



Buckingham Road, Epping, CM16 5AF

* FIVE BEDROOM DETACHED HOME * THREE BATHROOMS * BEAUTIFULLY PRESENTED THROUGHOUT * SCENIC VIEWS * CENTRAL LINE LOCATION * DRIVEWAY *

Millers Lettings are pleased to offer this beautifully presented five-bedroom detached family home on the highly sought-after Buckingham Road development. Set over three floors and finished to a fantastic standard, this lovely home offers plenty of space for modern family living along with views across open grassland.

The ground floor features a welcoming entrance hall, a guest WC, and a bright, spacious living room with ceramic flooring and doors leading out to the garden. The open-plan kitchen and dining area is a real highlight, fitted with sleek high-gloss units, granite worktops, and integrated appliances. There's also a handy utility room just off the kitchen.

Upstairs, the first floor includes a generous master bedroom with en-suite, two further bedrooms, and a stylish family bathroom. On the top floor, you'll find two more double bedrooms with built-in storage and a modern shower room.

Outside, there's a block-paved driveway providing parking for two cars, and an enclosed front garden with railings. The rear garden is perfect for relaxing or entertaining, with a stone patio, lawn, and a pretty wooden pergola.

** The property is AVAILABLE 25th OCTOBER 2025 on an UNFURNISHED BASIS **

Buckingham Road is one of Epping's most desirable locations, known for its peaceful setting and friendly community feel. The property is within easy reach of Epping High Street, offering a great mix of shops, cafés, and restaurants, as well as Epping Underground Station (Central Line) for convenient access into London. There are also excellent local schools, open countryside, and Epping Forest all close by, making it the perfect spot for families and commuters alike.



5



3



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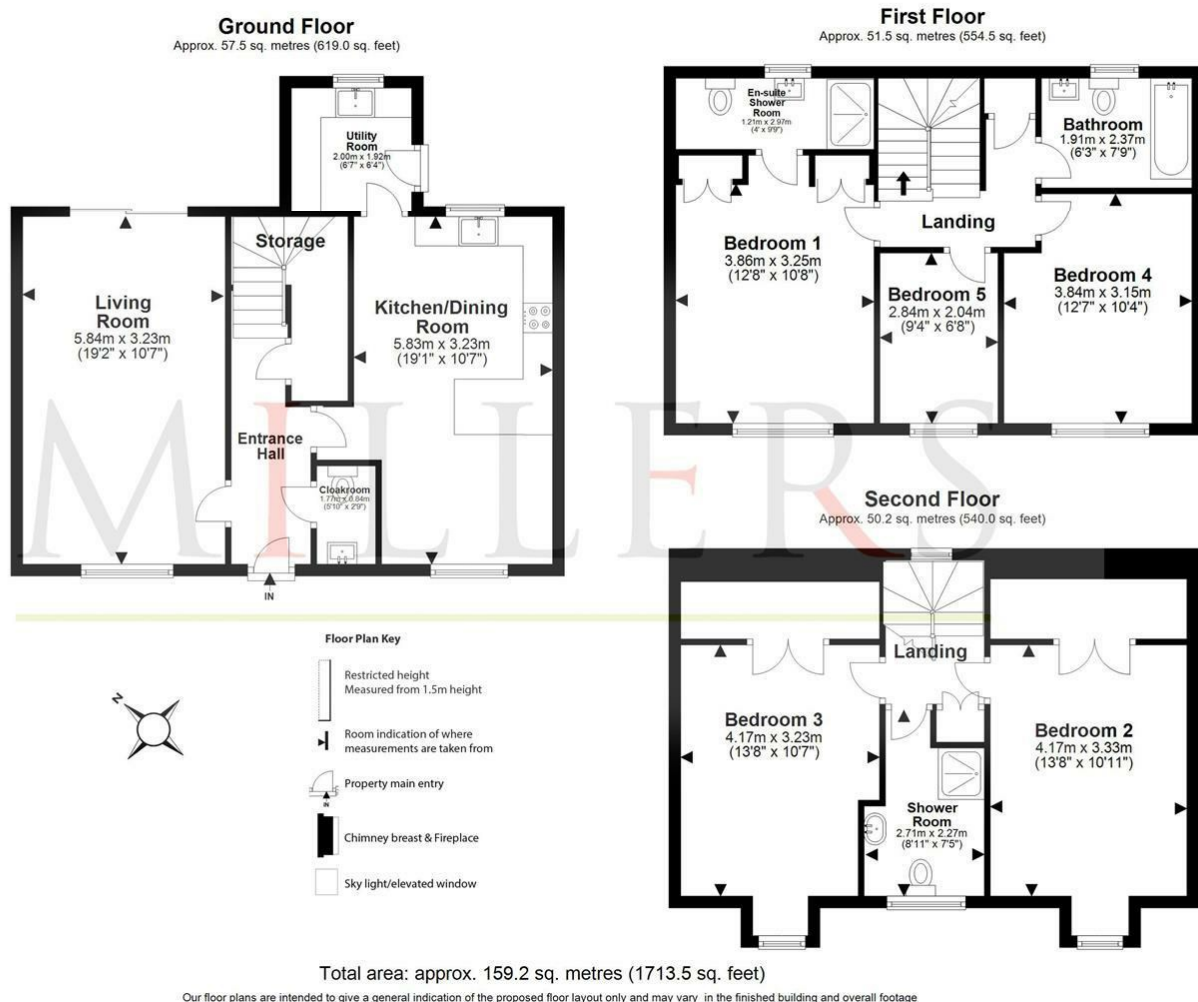
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£3,150 (From) Per Calendar Month

- DETACHED FIVE BEDROOM HOME
- MASTER BEDROOM WITH ENSUITE
- CLOSE TO HIGH STREET & STATION
- SPACIOUS ACCOMODATION
- OPEN VIEWS TO THE FRONT
- UNFURNISHED BASIS
- BEAUTIFULLY PRESENTED
- PARKING FOR TWO VEHICLES
- AVAILABLE 5TH DECEMBER 2025



MILLERS
LETTINGS



Property Dimensions

GROUND FLOOR

Entrance Hall

Living Room 19'2" x 10'7" (5.84m x 3.23m)

Kitchen Dining Room 19'1" x 10'7" (5.82m x 3.23m)

Cloakroom WC 5'10" x 2'9" (1.78m x 0.84m)

Utility Room 6'7" x 6'4" (2.00m x 1.92m)

FIRST FLOOR

Landing

Bedroom One 12'8" x 10'8" (3.86m x 3.25m)

En-suite Shower Room 9'9" x 4' (2.97m x 1.22m)

Bedroom Five

9'4" x 6'8" (2.84m x 2.04m)

Bedroom Four

12'7" x 10'4" (3.84m x 3.15m)

Family Bathroom

7'9" x 6'3" (2.36m x 1.91m)

SECOND FLOOR

Bedroom Three

13'8" x 10'7" (4.17m x 3.23m)

Bedroom Two

13'8" x 10'11" (4.17m x 3.33m)

Shower Room

8'11" x 7'5" (2.72m x 2.26m)

EXTERIOR

Rear Garden

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 5th December 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 F



Directions

START: Millers 229 High Street, Epping, CM16 4BP. Head southwest on High St/B1393 toward The Church. Go through 2 roundabouts. 0.5. Turn right onto Tower Road. 0.7. Turn left onto Buckingham Road. 0.8. Turn right to stay on Buckingham Road. Turn left at the T junction. The destination will be on the right hand side. 1.0. Arrive: Buckingham Road, Epping CM16 5AG. Total time: 4 mins 26s

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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.