



Bell Common, Epping, CM16 4DY

* 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 present this beautifully appointed four-bedroom detached family home, within easy reach of the Central Line and the town's vibrant High Street. Thoughtfully designed with family living in mind, the house offers an inviting blend of period character and modern comfort, enhanced by a fresh and tasteful redecoration throughout.

Inside, the home opens with a welcoming entrance porch that leads into a cosy sitting room, perfect for quiet relaxation. Beyond this is a generous open-plan living and dining room, ideal for both family gatherings and entertaining guests. The fitted kitchen is well laid out with ample storage and workspace, complemented by a practical utility room. A convenient cloakroom completes the ground floor. Upstairs, the property offers four well-proportioned bedrooms, each with its own charm, and a neatly presented three-piece family bathroom.

Outside, the home benefits from a single garage and off-street parking. The good-size south-facing rear garden is a true highlight—bathed in natural light throughout the day and offering plenty of space for outdoor dining, play, or gardening.

** The property is AVAILABLE from the 6TH DECEMBER 2025 on an UNFURNISHED BASIS **

Set in the highly sought-after location of Bell Common, the property enjoys an exceptional setting that borders the tranquil expanse of Epping Forest. Its position offers the perfect balance of natural surroundings and convenience—just a quarter of a mile from the bustling High Street and approximately one mile from Epping Station, providing a direct connection into London.



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£2,600 PCM

- DETACHED HOUSE
- SHORT WALK TO HIGH STREET
- LARGE REAR GARDEN
- FOUR DOUBLE BEDROOMS
- PRIVATE ROAD
- AVAILABLE 6TH DECEMBER
- BELL COMMON LOCATION
- CENTRAL LINE
- UNFURNISHED BASIS



MILLERS

INTERNAL GALLERY
COMING SOON

MILLERS

LETTINGS

Property Dimensions

Front	Bedroom One
Entrance Porch	Bedroom Two
Hallway	Bedroom Three
Sitting Room	Bedroom Four
Lounge Diner	Family Bathroom
Kitchen	Rear Garden
Cloakroom	
Utility Room	
First Floor & Landing	

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 6th 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.

Directions

Start: Millers Lettings High Street, Epping CM16 4BA, UK 0.0
Head southwest on High St/B1393 toward Half Moon Ln Go
through 1 roundabout 0.5 Turn left onto Bell Common 0.5 Turn
left to stay on Bell Common Destination will be on the right 0.6
Arrive: Bell Common, Epping CM16 , UK Section time: 2 mins 20
s, Total time: 2 mins 20 s

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	



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