



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.

















£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







Property Dimensions

Front

Entrance Porch Hallway

Sitting Room

Lounge Diner

Kitchen

Cloakroom

Utility Room

First Floor & Landing

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

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 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.

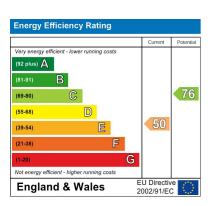
DEPOSIT: The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or higher. Protected via the (DPS) Deposit Protection Service.

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





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.