



Brocket Way, Chigwell, IG7 4ES

* THREE BEDROOMS * SEMI DETACHED HOME * PRIME LOCATION * WELL PRESENTED THROUGHOUT * SPACIOUS REAR GARDEN * OFF STREET PARKING *

Millers lettings are delighted to present this well-maintained three-bedroom home, ideally located just a short walk from Grange Hill Station.

This attractive property features a spacious entrance hallway leading to a modern kitchen/diner with built-in appliances, perfect for family meals and entertaining. The bright and generous lounge, complete with laminate wood flooring, offers a comfortable and welcoming living space.

Upstairs, there are three well-proportioned bedrooms, each benefiting from ample wardrobe storage, and a stylish four-piece family bathroom.

Externally, the property enjoys a beautifully landscaped rear garden, ideal for outdoor relaxation, along with a low-maintenance pebbled front garden and off-street parking.

Combining space, style, and convenience, this property makes an ideal family home in a sought-after location close to local amenities and transport links.

* The property is AVAILABLE 22ND NOVEMBER 2025 on an UNFURNISHED BASIS *

Despite its strong transport links, Chigwell retains a peaceful, village-like charm, surrounded by open green spaces and tree-lined streets. Hainault Forest Country Park and Epping Forest are both close by, offering beautiful walking trails, cycling routes, and a welcome escape from the city bustle.



3



1



1



D

£2,250 Per Calendar Month

- SEMI DETACHED HOME
- KITCHEN/DINER
- OFF STREET PARKING

- THREE BEDROOMS
- FAMILY BATHROOM
- UNFURNISHED BASIS

- PRIME LOCATION
- SPACIOUS REAR GARDEN
- AVAILABLE 29TH NOVEMBER 2025



MILLERS
LETTINGS

MILLERS

AWAITING FLOORPLAN

Property Dimensions

GROUND FLOOR

Entrance Hallway	13'11 x 6'02 (4.24m x 1.88m)
Kitchen/Diner	21'0 x 9'03 (6.40m x 2.82m)
Lounge	14'11 x 12'2 (4.55m x 3.71m)

FIRST FLOOR

Family Bathroom	10'10 x 4'08 (3.30m x 1.42m)
Bedroom One	12'03 x 11'10 (3.73m x 3.61m)
Bedroom Two	12'01 x 9'02 (3.68m x 2.79m)
Bedroom Three	8'01 x 7'08 (2.46m x 2.34m)

EXTERNAL AREA

Front Garden
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 29th November 2025 subject to terms conditions and references.

HOLDING DEPOSIT: The holding deposit is equal to 1 week's 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 a 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 D



Directions

Start: High St, Epping CM16 4BA. Head south-west on High St/B1393 towards Tower Rd. Go through 1 roundabout. Turn left onto Theydon Rd. Continue onto Piercing Hill. Turn left onto Coppice Row/B172. Continue to follow B172. Turn right onto Market Pl/A113. At the roundabout, take the 2nd exit onto London Rd/A113. Continue to follow A113. At the roundabout, take the 1st exit onto Gravel Ln/A1112. Continue to follow A1112. Turn right onto Manford Way. Turn right onto Bocket Way. Destination will be on the left. Arrive: Bocket Way, Chigwell.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	85
(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.