



Hillcrest Way, Epping, CM16 7AR

* CHARMING PROPERTY * THREE BEDROOMS * FAMILY HOME * DOUBLE DRIVEWAY * SHORT WALK TO HIGH STREET * LARGE GARDEN * SUMMER HOUSE *

Millers Lettings are delighted to present this beautifully extended & exceptionally well-located three-bedroom semi-detached home, set in one of Epping's most sought-after positions - just a few minutes' walk from Epping Central Line Station. From the moment you step inside, the property offers an inviting blend of warmth, character & contemporary style. The ground floor features a bright and welcoming living room, perfect for cosy evenings, along with a generous dining room ideal for family meals or entertaining guests. A convenient guest cloakroom adds further practicality.

The true heart of the home is the stunning open-plan kitchen, thoughtfully designed with modern fittings, ample storage, and a striking breakfast island. This sociable space flows effortlessly, making it perfect for both relaxed mornings and lively gatherings. Upstairs, the home continues to impress with three well presented bedrooms, each offering comfort and natural light. The sleek, modern family bathroom provides a stylish retreat, finished with quality fittings.

To the front, the property benefits from a double driveway, offering excellent off-street parking. To the rear, a superb 100ft garden unfolds - an outstanding outdoor space featuring a charming summer house, generous lawned area, and a raised patio, ideal for al fresco dining, entertaining, or simply enjoying peaceful moments in the sun.

** The property is AVAILABLE END OF DECEMBER 2025 on an UNFURNISHED BASIS **

With its superb location, spacious layout, and wonderful outdoor setting, this property offers an exceptional rental opportunity for those seeking both convenience and a touch of countryside serenity.



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£2,795 Per Calendar Month

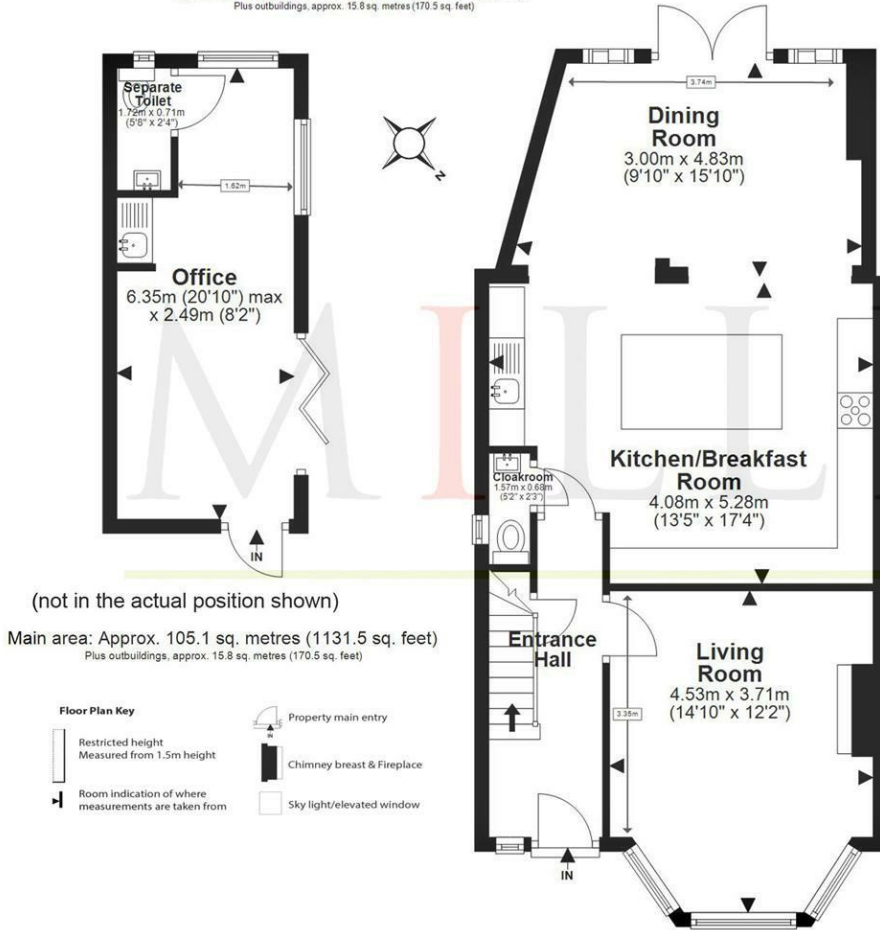
- EXTENDED PROPERTY
- SUMMER HOUSE IN GARDEN
- SOUTH WEST FACING PLOT
- 100 METERS TO STATION
- APPROX 1300 SQ FT VOLUME
- UNFURNISHED ACCOMMODATION
- THREE BEDROOM HOUSE
- OFF STREET PARKING
- AVAILABLE END OF DECEMBER 2025



MILLERS
LETTINGS

Ground Floor

Main area: approx. 62.0 sq. metres (666.9 sq. feet)
Plus outbuildings: approx. 15.8 sq. metres (170.5 sq. feet)



(not in the actual position shown)

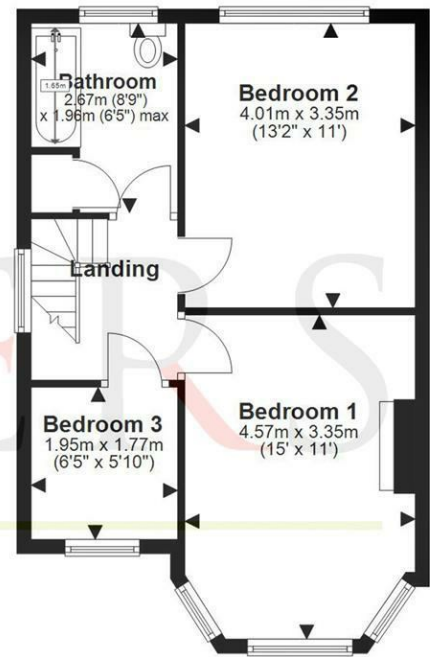
Main area: Approx. 105.1 sq. metres (1131.5 sq. feet)
Plus outbuildings: approx. 15.8 sq. metres (170.5 sq. feet)

Floor Plan Key

- Restricted height
Measured from 1.5m height
- Property main entry
- Chimney breast & Fireplace
- Room indication of where
measurements are taken from
- Sky light/elevated window

First Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



Total area including outbuildings:
approx. 120.9 sq metres (1302 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

Property Dimensions

EXTERNAL

Cloakroom	5'1" x 2'2" (1.57 x 0.68)
Living Room	14'10" x 12'2" (4.53 x 3.71)
Kitchen	13'4" x 17'3" (4.08 x 5.28)
Dining Area	9'10" x 15'10" (3.00 x 4.83)

FIRST FLOOR

Bedroom One	14'11" x 10'11" (4.57 x 3.35)
Bedroom Two	13'1" x 10'11" (4.01 x 3.35)
Bedroom Three	6'4" x 5'9" (1.95 x 1.77)

Family Bathroom

8'9" x 6'5" (2.67 x 1.96)

External Area

Outhouse Office

20'9" x 7'10" (6.35 x 2.4)

Cloakroom WC

5'7" x 2'3" (1.72 x 0.71)

Rear Garden

114'9" x 23'6" (34.98m x 7.16m)

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 13th 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 Epping: 229 High Street, Epping, CM16 4BA. Turn right along the High Street towards Epping Church. At the second mini roundabout turn left into Station Road. Proceed down the hill past Epping Station and over the bridge. Hillcrest Way can be found on the right hand side just past the the bridge. The house is the last on the left hand side. ARRIVE: Hillcrest Way, Epping, CM16 7AR



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