MILLERS

LETTINGS



Lower Swaines, Epping, CM16 5ER

* FULLY RENOVATED * BEAUTIFUL FAMILY HOME * FOUR BEDROOMS * TWO RECEPTION ROOMS * OPEN PLAN KITCHEN/DINER * GARAGE * PARKING FOR MULTIPLE CARS * PREMIUM PROPERTY *

Millers Lettings are proud to offer this absolutely stunning, fully renovated four-bedroom home in the sought-after area of Lower Swaines.

Finished to an exceptional standard throughout, this beautiful property effortlessly combines contemporary elegance with spacious, versatile living. The heart of the home is the impressive open-plan kitchen, dining and living area, creating a wonderful space for both entertaining and everyday family life. The ground floor further benefits from a separate reception room, ideal for a cosy lounge, alongside a dedicated study perfect for those working from home, and a convenient downstairs WC.

Upstairs, the property boasts four well-proportioned bedrooms, complemented by a stylish family bathroom and an additional shower room.

Externally, the property enjoys a private garden, apon entering by stunning bi-folding doors creating a seamless connection between indoor and outdoor living. Ideal for relaxing and entertaining during the warmer months, together with the added benefit of a garage and separate storage space.

* AVAILABLE DECEMBER ON UNFURNISHED BASIS *

Beautifully presented and ready to move into in December, this exceptional home offers the perfect blend of modern style, generous living space and practicality.

Lower Swaines is a family-friendly residential area in Epping, conveniently located for local schools, parks and amenities, with Epping Underground Station nearby, providing Central Line connections into London.

4 3 2

£3,200 Per Calendar Month

- STUNNING FAMILY HOME
- OPEN PLAN KITCHEN/DINER
- CENTAL LINE LOCATION
- FULLY RENOVATED
- BI FOLDING FOORS TO PRIVATE GARDEN
- UNFURNISHED BASIS
- TWO RECEPTION ROOMS
- GARAGE
- AVAILABLE DECEMBER 2026









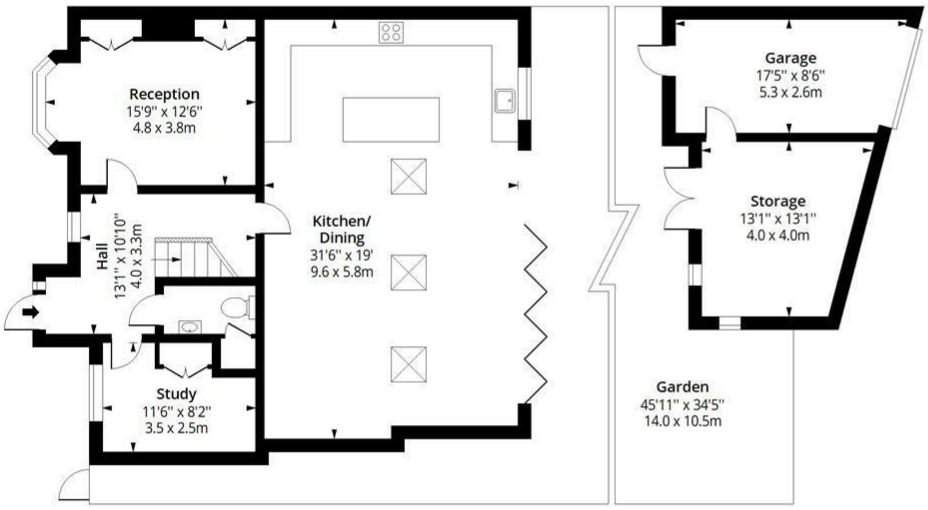


MILLERS

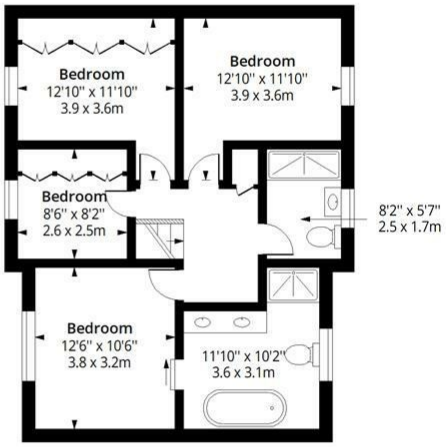
LETTINGS

Lower Swaines CM16

Approx. Gross Internal Area 1759 Sq Ft - 163.41 Sq M
Approx. Gross Garage/ Storage Area 295 Sq Ft - 27.41 Sq M



Ground Floor
Floor Area 1048 Sq Ft - 97.36 Sq M



First Floor
Floor Area 711 Sq Ft - 66.05 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 12/10/2026

Property Dimensions

GROUND FLOOR		**Bedroom Two**	12'9" x 11'9" (3.9 x 3.6)
Hallway	13'1" x 10'9" (4.0 x 3.3)	**Bedroom Three**	12'9" x 11'9" (3.9 x 3.6)
Study	10'2" x 8'2" (3.1 x 2.5)	**Bedroom Four**	8'6" x 8'2" (2.6 x 2.5)
Reception	15'8" x 12'5" (4.8 x 3.8)	**Family Bathroom**	8'2" x 5'6" (2.5 x 1.7)
Kitchen/Dining	31'5" x 19'0" (9.6 x 5.8)	**EXTERNAL**	
Toilet		**Garden**	45'11" x 34'5" (14.0 x 10.5)
FIRST FLOOR		**Garage**	17'4" x 8'6" (5.3 x 2.6)
Bedroom One	12'5" x 10'5" (3.8 x 3.2)	**Storage**	13'1" x 13'1" (4.0 x 4.0)
Ensuite	11'9" x 10'2" (3.6 x 3.1)		

TERM: A periodic tenancy is offered, with a long-term tenant preferred.

DATE: The earliest date that a successful client could move into the property will be December 2026 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 an UNFURNISHED basis, although there are white goods.

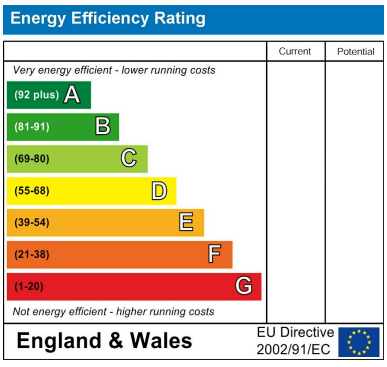
UTILITY BILLS: Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is E



Directions





These particulars are believed to be accurate but are provided as a general guide only and do not form part of any offer or contract. Prospective purchasers should verify their accuracy through inspection or other means. No employee of this firm is authorised to make any representation or warranty regarding the property. “AI” may have been used in some photography or graphics for marketing and presentation purposes. No physical part of the property or location has been altered.

229 High Street, Epping, Essex, CM16 4BP
Tel: 01992 560555 | Email: m.warren@millersepping.co.uk
www.millersepping.co.uk