



Shaftsbury Road, Epping, CM165BJ

* STUNNING FAMILY HOME * THREE BEDROOMS * OPEN PLAN LIVING AREA * SEMI-DETACHED * MODERN BATHROOM * LANDSCAPED GARDEN * DRIVEWAY PARKING FOR 2 VEHICLES *

Millers Lettings are pleased to offer this stunning three-bedroom semi-detached family home is ideally situated just a two-minute drive from excellent local schools and the vibrant high street, offering a great selection of shops, cafés, and restaurants. Recently renovated throughout, the property perfectly combines contemporary style with practical family living.

Arranged over two well-designed floors the accommodation begins with an elegant front lounge that offers a warm and welcoming retreat.. This flows seamlessly into a generous open-plan living area. Bi-folding doors flood the space with natural light and provide direct access to the rear garden, creating an ideal setting for both everyday living and entertaining. The sleek, fully fitted kitchen features high-gloss units and integrated appliances, complemented by a separate utility room. Additional ground-floor highlights include a modern shower room with WC and a dedicated home office, ideal for remote working.

Upstairs, the property offers a spacious master bedroom with full-length fitted wardrobes, a second double bedroom with additional storage, and a well-proportioned single bedroom with its own built-in cupboard. Completing the first floor is a large family bathroom fitted with a new three-piece suite and contemporary white sanitary ware.

The rear of the home presents a beautifully landscaped garden. Additionally, the front of the property features a driveway with space for two cars. Don't miss the opportunity to make this remarkable home yours!

Shaftsbury Rd is Conveniently situated just a close walk to the High street that offers a wide array of shops, restaurants, cafes and bars. Epping also provides great transport links to London via the Tube Station on the central line and road links to Cambridge at Hastingwood on the M11 and M2.



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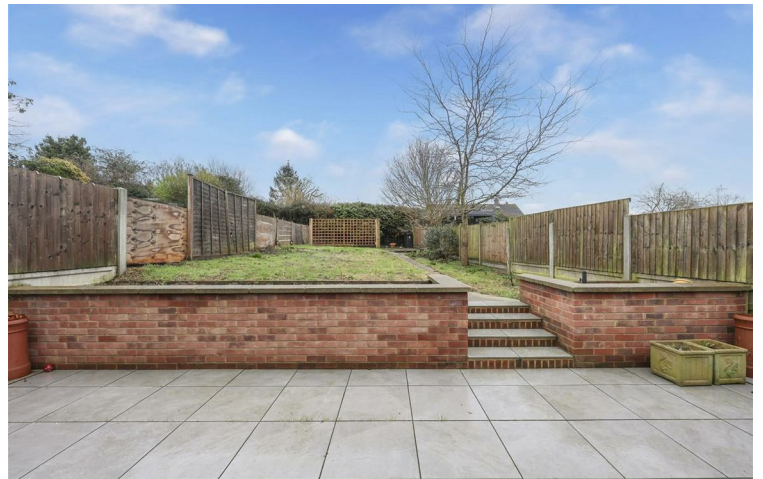
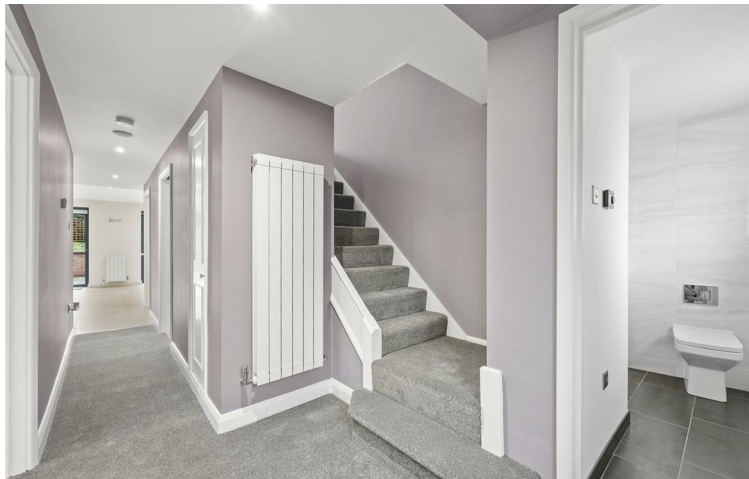
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£2,650 Per Calendar Month

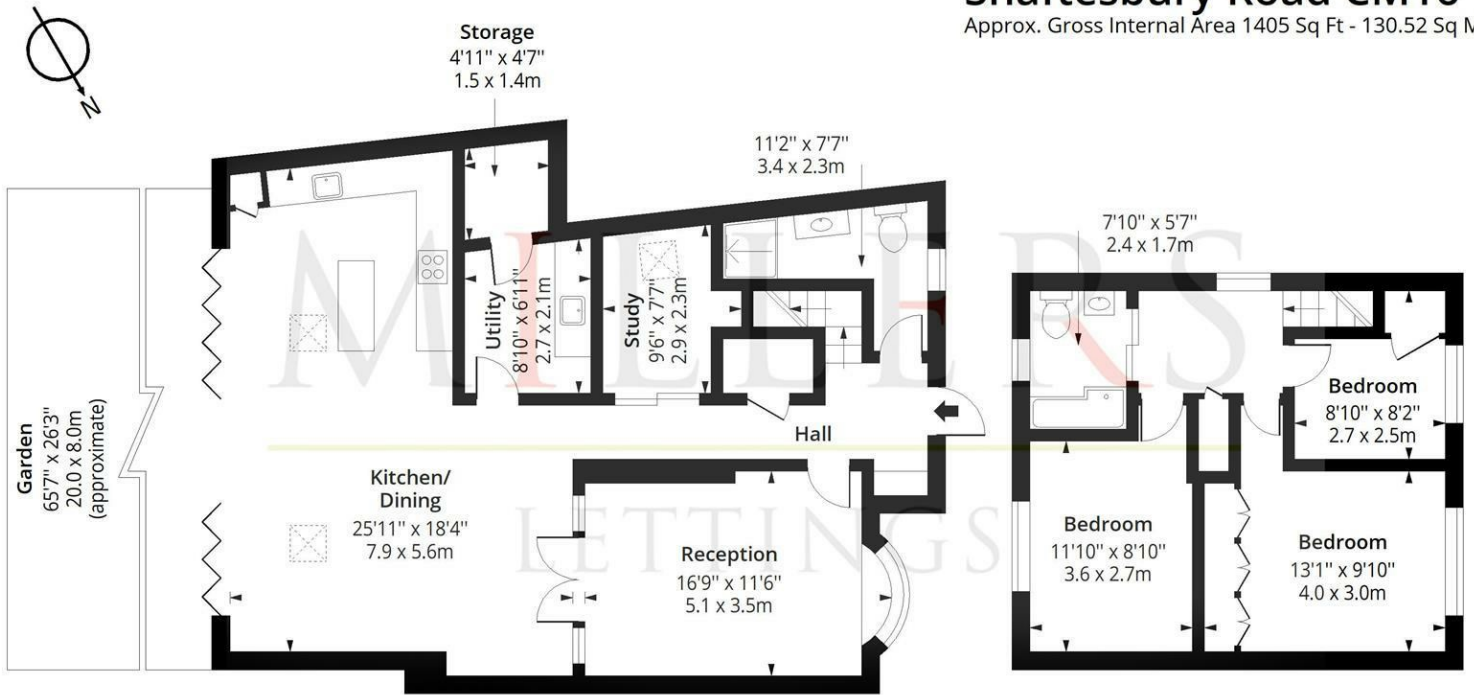
- NEW TO THE MARKET
- OFF STREET PARKING
- UNFURNISHED BASIS
- BEAUTIFULLY PRESENTED
- APPROX 1405 SQ FT VOLUME
- AVAILABLE 21ST FEBRUARY 2026
- THREE GOOD SIZE BEDROOMS
- CLOSE WALK TO AMENITIES



MILLERS
LETTINGS

Shaftesbury Road CM16

Approx. Gross Internal Area 1405 Sq Ft - 130.52 Sq M



Ground Floor

Floor Area 959 Sq Ft - 89.09 Sq M

First Floor

Floor Area 446 Sq Ft - 41.43 Sq M



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: 10/2/2026

Property Dimensions

GROUND FLOOR

Lounge	16'8" x 11'5" (5.1 x 3.5)
Dining area/Kitchen	25'11" x 18'4" (7.9 x 5.6)
Utility Room	8'10" x 6'10" (2.7 x 2.1)
Storage	4'11" x 4'7" (1.5 x 1.4)
Study	9'6" x 7'6" (2.9 x 2.3)
Shower Room	11'1" x 7'6" (3.4 x 2.3)

FIRST FLOOR

Family Bathroom	7'10" x 5'6" (2.4 x 1.7)
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Bedroom One

13'1" x 9'10" (4.0 x 3.0)

Bedroom Two

11'9" x 8'10" (3.6 x 2.7)

Bedroom Three

8'10" x 8'2" (2.7 x 2.5)

EXTERNAL

Garden

65'7" x 26'2" (20 x 8.0)

Driveway

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 21st February 2026 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 PART FURNISHED basis, with all 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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.