



## Tower Road, Epping, CM16 5EL

\* CHARMING FAMILY HOME \* THREE BEDROOMS \* OPEN PLAN KITCHEN \* DETACHED \* MODERN BATHROOM \* LANDSCAPED GARDEN \* DRIVEWAY PARKING \* PRIME LOCATION\*

Millers Lettings are pleased to offer this beautifully presented family home, set along the highly sought after Tower Road in Epping. This property is ideally situated just a few minutes walk from excellent local schools and the vibrant high street, offering a great selection of shops, cafés, and restaurants. The property perfectly combines contemporary style with practical family living.

Upon entering, you are welcomed by a bright and inviting hallway leading to a cosy front reception room, perfect for relaxing evenings and quiet family time.

To the rear, the home opens into a stunning kitchen and dining space, forming the true heart of the property. This generous area provides the perfect setting for both everyday living and entertaining, with doors opening directly onto the rear garden. The garden itself offers a wonderful outdoor retreat, ideal for children, summer gatherings and enjoying the warmer months. A separate utility area and ground floor cloakroom and toilet add further practicality and convenience.

Upstairs, the property continues to impress with three well-proportioned bedrooms, offering flexible space for families, guests or those working from home. A modern family bathroom serves the first floor, completing the accommodation.

\*\* The property is AVAILABLE 28TH FEBRUARY 2026 on an UNFURNISHED BASIS \*\*

Situated within easy reach of Epping High Street, local amenities, well-regarded schools and excellent transport links, this home combines comfort, style and location. A fantastic opportunity to rent a delightful family home in one of Epping's most desirable roads. Early viewing is highly recommended.



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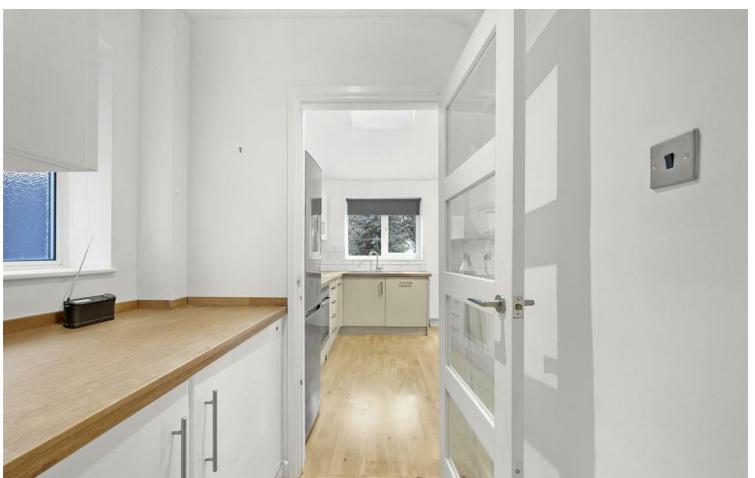
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**£2,595 Per Calendar Month**

- CHARMING PROPERTY
- THREE BEDROOMS
- DETACHED FAMILY HOME
- OPEN PLAN KITCHEN / DINING AREA
- DRIVEWAY
- WELL KEPT GARDEN
- PRIME LOCATION
- UNFURNISHED BASIS
- AVAILABLE 28TH FEBRUARY 2026

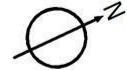


**MILLERS**

LETTINGS

# Tower Road CM16

Approx. Gross Internal Area 1006 Sq Ft - 93.46 Sq M



**Ground Floor**

Floor Area 599 Sq Ft - 55.65 Sq M

**First Floor**

Floor Area 407 Sq Ft - 37.81 Sq M



**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: 12/2/2026

## Property Dimensions

### GROUND FLOOR

<b>Reception</b>	12'1" x 11'1" (3.7 x 3.4)
<b>Kitchen/Dining</b>	22'7" x 16'8" (6.9 x 5.1)
<b>Utility</b>	5'10" x 4'11" (1.8 x 1.5)

### FIRST FLOOR

<b>Bedroom One</b>	11'1" x 9'2" (3.4 x 2.8)
<b>Bedroom two</b>	12'9" x 10'2" (3.9 x 3.1)
<b>Bedroom three</b>	7'10" x 6'6" (2.4 x 2.0)
<b>Family Bathroom</b>	7'6" x 6'6" (2.3 x 2.0)

### EXTERNAL

<b>Garden</b>	95'1" x 26'2" (29.0 x 8.0)
<b>Driveway</b>	

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 28th February 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 a UNFURNISHED basis, although there are white goods.

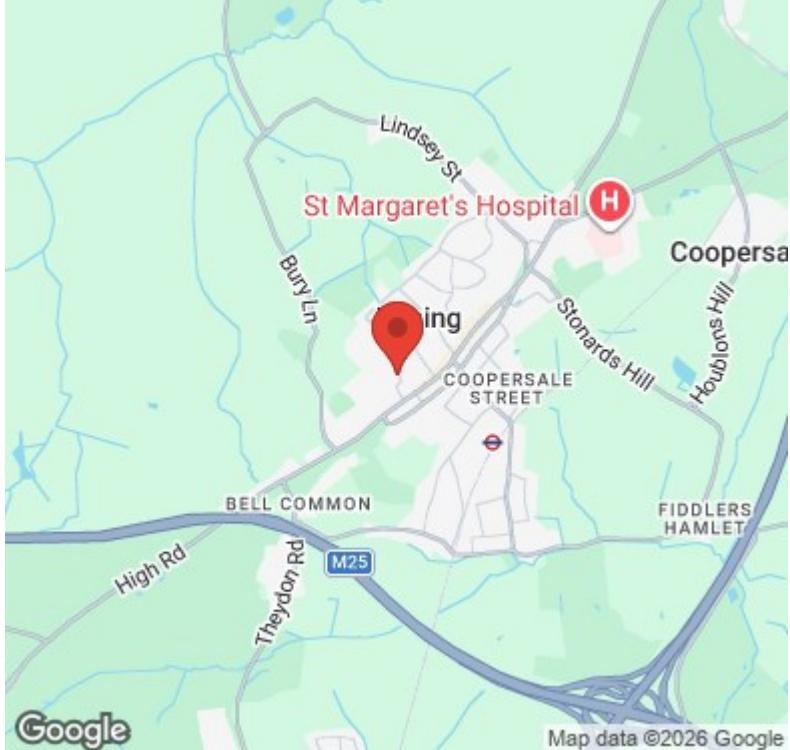
UTILITY BILLS: Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information

COUNCIL TAX: The council tax band is E



## Directions

Start: Millers Estate Agents, CM164BP. Route: Head south toward High St -> Turn right onto High St (B1393) -> Turn left onto Station Rd -> Turn left onto Tower Rd. End: On your left 19 Tower Road, Epping, CM16 5EL.



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