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LETTINGS



Parklands, Epping, CM16 7RE

* THREE BEDROOMS * STUNNING HOME * STREET PARKING * VILLAGE LOCATION * CLOSE TO EPPING STATION * STYLISH PROPERTY * OPEN PLAN LIVING *

Millers Lettings are delighted to present this stunning three-bedroom family home, situated in the sought-after village of Coopersale, Essex.

Offering spacious and versatile accommodation throughout, the property comprises a welcoming entrance porch leading into a generous reception and dining room, providing an ideal space for both relaxing and entertaining. The separate stylish fitted kitchen benefits from ample storage, modern fittings and integrated white goods. Further enhancing the ground floor is an additional family room, offering a fantastic second reception space with views overlooking the rear garden.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms, offering comfortable accommodation for families, alongside a family bathroom.

Externally, the property enjoys a generous rear garden, providing a wonderful outdoor space for relaxing and entertaining, with plenty of potential to enjoy throughout the warmer months.

This fantastic home combines generous living accommodation with a desirable village setting, making it an ideal choice for families and professionals alike. Early viewings are highly recommended to fully appreciate everything this property has to offer.

** The property is AVAILABLE from NOVEMBER 2026 on an PART FURNISHED basis **

Parklands is ideally situated in the sought-after village of Coopersale, offering easy access to Epping High Street, with its range of shops, restaurants and cafés. The area also benefits from beautiful surrounding countryside, Epping Forest and a selection of well-regarded local schools.

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£2,400 Per Calendar Month

- BEAUTIFULLY PRESENTED
- CLOSE TO EPPING STATION
- MOVE-IN READY
- NEW TO THE MARKET
- FULLY FITTED KITCHEN
- PART FURNISHED BASIS
- VILLAGE LOCATION
- THREE BEDROOMS
- AVAILABLE NOVEMBER 2026









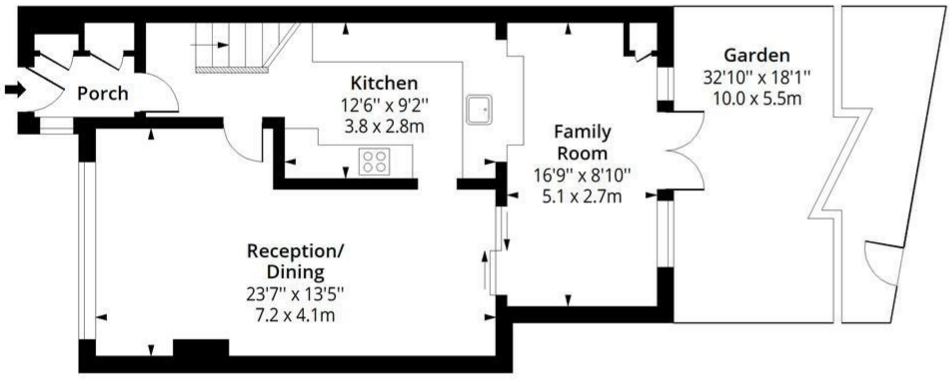


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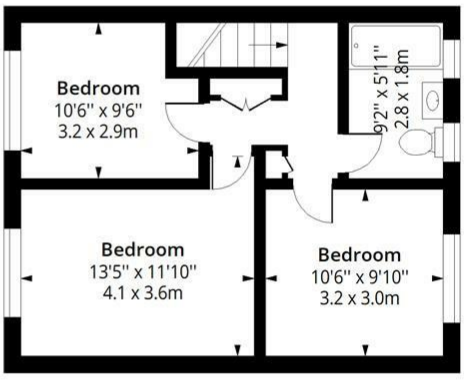
Parklands CM16

Approx. Gross Internal Area 1135 Sq Ft - 105.44 Sq M



Ground Floor

Floor Area 644 Sq Ft - 59.83 Sq M



First Floor

Floor Area 491 Sq Ft - 45.61 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: 6/11/2026

Property Dimensions

GROUND FLOOR		**BATHROOM**	9'2" x 5'10" (2.8 x 1.8)
PORCH		**EXTERNAL**	
RECEPTION DINING	23'7" x 13'5" (7.2 x 4.1)	**GARDEN**	32'9" x 18'0" (10.0 x 5.5)
KITCHEN	38x28 (11.58mx8.53m)		
FAMILY ROOM	16'8" x 8'10" (5.1 x 2.7)		
FIRST FLOOR			
BEDROOM ONE	13'5" x 11'9" (4.1 x 3.6)		
BEDROOM TWO	10'5" x 9'10" (3.2 x 3.0)		
BEDROOM THREE	10'5" x 9'6" (3.2 x 2.9)		

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 the November 2026.

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, with all white goods.

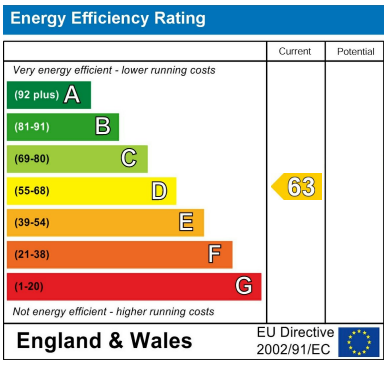
UTILITY BILLS : Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is C



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.

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