



## Buckingham Road, Essex, CM16 5AF

\* DETACHED FAMILY HOME \* FIVE BEDROOMS \* THREE BATHROOMS \* WELL PRESENTED THROUGHOUT \* CAR PORT \* SCENIC VIEWS \*

Millers Lettings are delighted to present this exceptional five-bedroom detached family home, beautifully positioned within the sought-after Arboretum development in Epping. Built by Higgins Homes to an impressive specification, this contemporary property offers spacious and versatile accommodation arranged over three floors.

The ground floor welcomes you with a spacious entrance hallway leading to a bright and generous living room, perfect for both relaxing and entertaining. To the rear of the property is a stunning open-plan kitchen/dining room, complete with integrated appliances and direct access to the rear garden. A separate utility room and downstairs cloakroom complete the ground floor.

On the first floor are three well-proportioned bedrooms, including one with an en-suite shower room, together with a separate WC. The second floor is dedicated to the principal bedroom suite, benefiting from fitted storage and a stylish en-suite, alongside a further double bedroom and a modern family bathroom.

Externally, the property enjoys a spacious enclosed rear garden, ideal for families and outdoor entertaining, together with a car port providing off-street parking.

Ideally located within easy reach of Epping High Street, the Central Line station, excellent local schools and a range of amenities, this superb home offers modern family living in one of Epping's most desirable developments.

\* The property is AVAILABLE 1ST AUGUST 2026 on a UNFURNISHED BASIS \*

The property is situated on the highly desirable and modern "Arboretum" development which is ideally located close to Epping High Street with its many boutiques and shops, bars and restaurants. Epping Central Line station is also within walking distance and serves London. Buckingham Road is also within walking distance of the open countryside and arable farmland at Swaines Green.



**£3,050 Per Calendar Month**

- DETACHED HOUSE
- FIVE DOUBLE BEDROOMS
- LARGE LIVING ROOM
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- TWO EN-SUITES
- LARGE REAR GARDEN
- UNFURNISHED BASIS
- AVAILABLE 1ST AUGUST 2026



MILLERS  
LETTINGS



## Property Dimensions

### GROUND FLOOR

Front Aspect	
Entrance Hall	
Kitchen/Dining Room	21'04 x 9'05 (6.50m x 2.87m)
Cloakroom	6'10 x 2'10 (2.08m x 0.86m)
Utility Room	7'8" x 5'5 (2.34m x 1.65m)
Living Room	14'3 x 13'11 (4.34m x 4.24m)

### FIRST FLOOR

Landing	
Bedroom Three	16'06 x 13'11 (5.03m x 4.24m)
Bedroom Four	13'09 x 7'03 (4.19m x 2.21m)
W/C	6'07 x 3'03 (2.01m x 0.99m)

Bedroom Two	13'08 x 10'06 (4.17m x 3.20m)
En-Suite	7'00 x 4'05 (2.13m x 1.35m)

### SECOND FLOOR

Landing	
Bedroom One	12'05 x 12'03 (3.78m x 3.73m)
En-Suite	7'02 x 5'03 (2.18m x 1.60m)
Bedroom Five	11'00 x 9'00 (3.35m x 2.74m)
Family Bathroom	9'2" x 4'3 (2.79m x 1.30m)

### EXTERNAL AREAS

Rear Garden	60 x 23'10 (18.29m x 7.26m)
Car Port	18'9" x 11 (5.72m x 3.35m)

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 1ST AUGUST 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 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 F



## Directions

Start: High St, Epping CM16 4BP. Head south-west on High St/B1393 towards High St/B1393. Go through 2 roundabouts. Turn right onto Tower Rd. Turn left onto Buckingham Rd. Turn right to stay on Buckingham Rd. Turn left to stay on Buckingham Rd. Arrive: Buckingham Road, Epping CM16.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		82	90
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.