MILLERS

LETTINGS



Epping Road, Broadley Common, EN9 2DH

* NEW TO THE MARKET * LUXURIOUSLY REFURBISHED THROUGHOUT * OPEN PLAN LIVING * THREE BEDROOMS * EXPANSIVE GARDEN * LARGE DRIVEWAY * STUNNING FAMILY HOME *

Millers Lettings are delighted to present this stunning three bedroom home on Epping Road, which has been fully and luxuriously refurbished throughout to an exceptional standard. The property has been thoughtfully transformed into a stylish and contemporary family home, offering spacious and versatile accommodation arranged over two floors.

Upon entering, you are welcomed into a fantastic open-plan reception, dining and kitchen area, creating a wonderful central hub for both everyday family life and entertaining. The kitchen is positioned towards the rear of the property with direct access and views over the garden, allowing the living space to feel bright, open and connected to the outdoors.

The ground floor also benefits from a useful utility room and convenient shower room/WC, adding excellent practicality to the home.

Upstairs, the accommodation continues with three well-proportioned bedrooms arranged around a central galleried landing. The generous principal bedroom provides plenty of space and impressive ensuite, while the additional bedrooms offer excellent flexibility for family members, guests or those requiring a home office.

Externally, the property boasts a particularly impressive rear garden, offering an excellent amount of outdoor space for families, entertaining and enjoying the warmer months.

** The property is AVAILABLE from OCTOBER 2026 on an UNFURNISHED basis **

Epping Road is situated in a desirable semi-rural location, offering a peaceful countryside setting whilst remaining within easy reach of Epping, local amenities, shops, schools and excellent transport links, including Epping Underground Station.

3 2 2

£3,400 Per Calendar Month

- LUXURIOUS THREE BEDROOM HOME
- NEW TO MARKET
- BEAUTIFULLY PRESENTED
- DRIVEWAY
- POPULAR LOCATION
- OPEN PLAN LIVING
- ONE OF A KIND PROPERTY
- UNFURNISHED BASIS
- AVAILABLE OCTOBER 2026









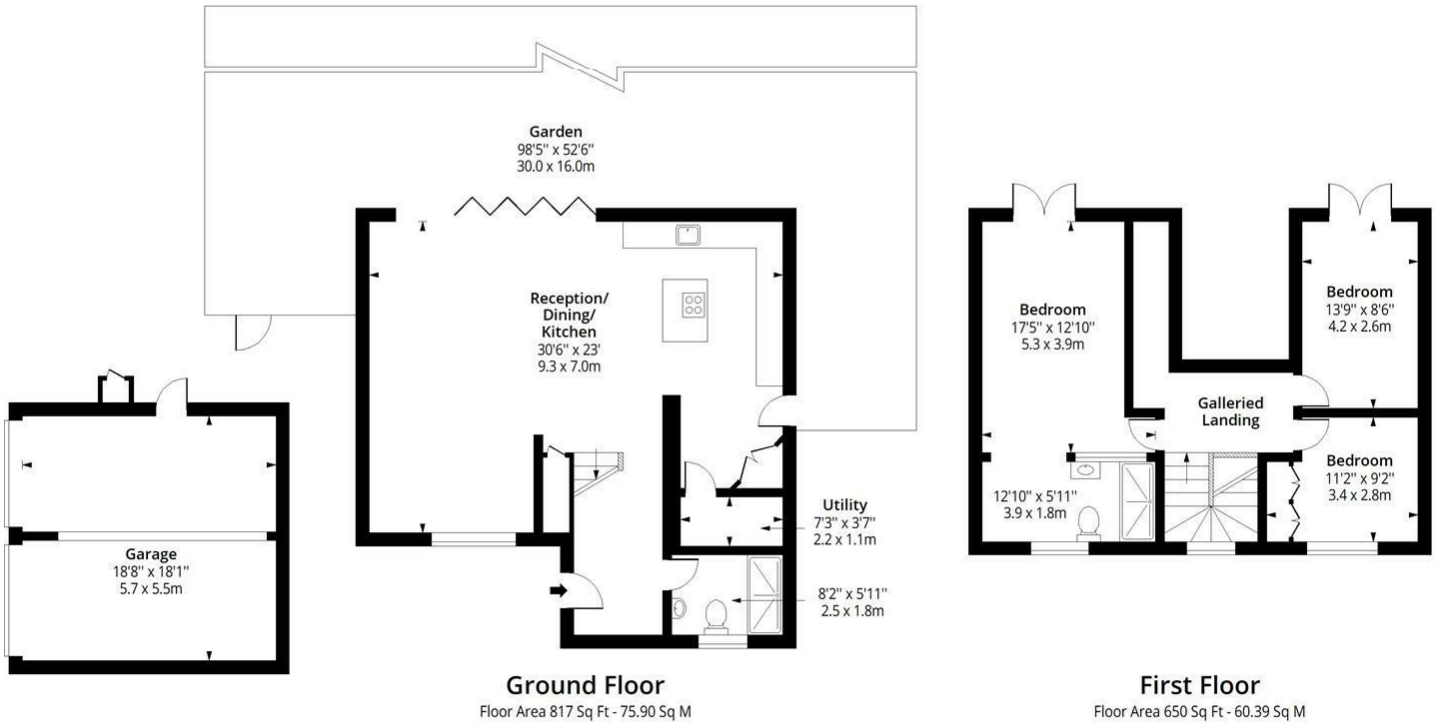


MILLERS

LETTINGS

Brook House EN9

Approx. Gross Internal Area 1467 Sq Ft - 136.28 Sq M
Approx. Gross Garage Area 337 Sq Ft - 31.31 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: 28/9/2026

Property Dimensions

GROUND FLOOR		**EXTERNAL**	
LOUNGE/KITCHEN/DINER	30'6" x 22'11" (9.3 x 7)	**GARDEN**	98'5" x 52'5" (30.0 x 16.0)
UTILITY	7'2" x 3'7" (2.2 x 1.1)	**DRIVEWAY**	
BATHROOM	8'2" x 5'10" (2.5 x 1.8)		
FIRST FLOOR			
MAIN BEDROOM	17'4" x 12'9" (5.3 x 3.9)		
EN SUITE	12'9" x 5'10" (3.9 x 1.8)		
BEDROOM TWO	13'9" x 8'6" (4.2 x 2.6)		
BEDROOM THREE	11'1" x 9'2" (3.4 x 2.8)		

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 OCTOBER 2026 (subject to terms conditions and references being obtained).

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.

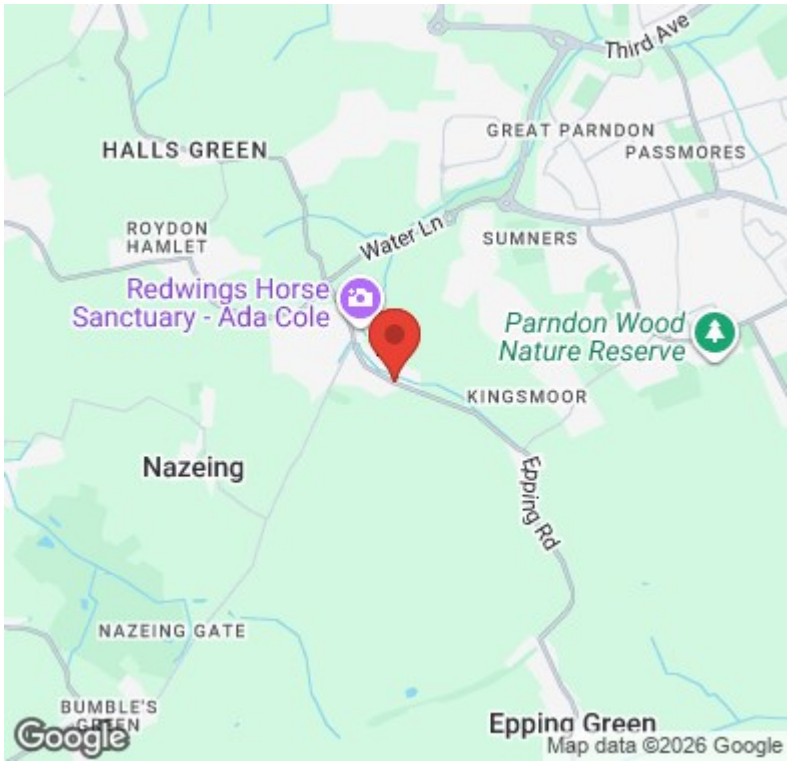
FURNITURE: The property is available on an UNFURNISHED basis, although there are white goods.

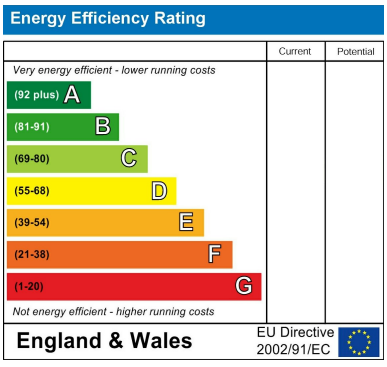
UTILITY BILLS: Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is F



Directions





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