MILLERS

LETTINGS

Mount Road, Epping, CM16 7PH

* TWO DOUBLE BEDROOMS * MIDDLE TERRACED COTTAGE * VILLAGE LOCATION * WELL PRESENTED THROUGHOUT * STUNNING SCENIC VIEWS *

Millers lettings are delighted to offer this charming two-bedroom mid-terrace cottage, ideally positioned within the picturesque Essex countryside. Located in the sought-after semi-rural village of Theydon Mount, the property enjoys breathtaking open views to the front and backs directly onto farmland, while remaining conveniently situated approximately 2 miles from Epping.

The ground floor comprises two reception rooms, offering flexible living and dining space. The front reception room is bright and welcoming, while the rear reception room provides an additional living or dining area with access to the rear garden. The modern fitted kitchen features a range of wall and base units and includes selected white goods (excluding fridge). A downstairs WC completes the ground floor. Then the first floor are two double bedrooms and a family bathroom fitted with a bath and power shower, wash basin and WC.

Externally, the property offers a generous rear garden with a raised decked area backing onto open countryside. Additional benefits include double glazing, oil-fired central heating, good storage, and ample off-street parking.

The property is AVAILABLE from 7TH FEBRUARY 2025 on an UNFURNISHED BASIS *

Theydon Mount is a short drive to Epping and well placed for Theydon Bois and Abridge which offer a large selection of shops, restaurants and public houses. Several golf courses are within easy reach as are several well regarded state and private schools. Tube transport to London is offered at both Epping and Theydon Bois.

2 1 2 E

£1,950 PCM

- TWO DOUBLE BEDROOMS
- MIDDLE TERRACED COTTAGE
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- FAMILY BATHROOM
- SPACIOUS REAR GARDEN
- OFF STREET PARKING
- UNFURNISHED BASIS
- AVAILABLE 7TH FEBRUARY 2026

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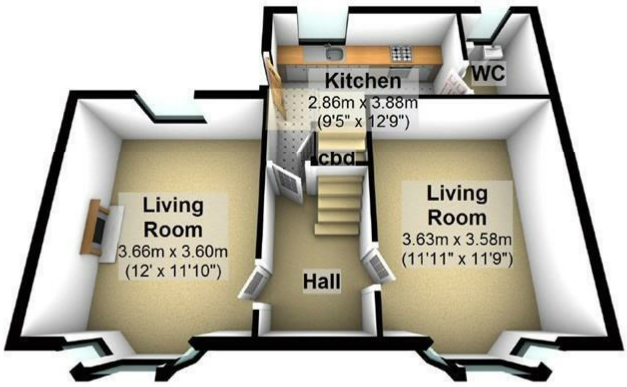
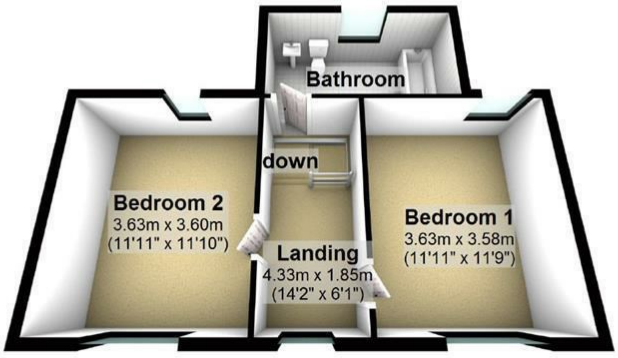
Ground Floor

Approx. 48.6 sq. metres (522.7 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



Total area: approx. 96.2 sq. metres (1035.9 sq. feet)

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced.
Plan produced using PlanUp.

Property Dimensions

GROUND FLOOR		**Family Bathroom**	
Entrance Hallway		**EXTERNAL AREAS**	
Living Room	11'11 x 11'09 (3.63m x 3.58m)	**Pebbled Driveway**	
Dining Room	12'00 x 11'10 (3.66m x 3.61m)	**Rear Garden**	
Fitted Kitchen	12'09 x 9'05 (3.89m x 2.87m)		
W/C			
FIRST FLOOR			
Bedroom One	11'11 x 11'09 (3.63m x 3.58m)		
Bedroom Two	11'11 x 11'10 (3.63m x 3.61m)		

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 7th 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.

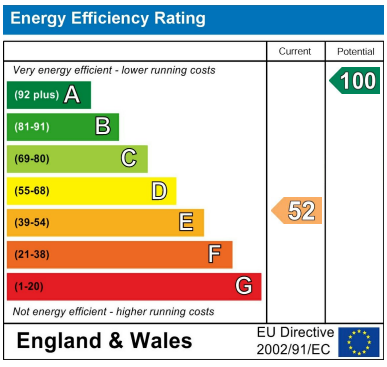
FURNITURE: The property is available on an UNFURNISHED basis, although there are white goods.

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 D

Directions

Start: High St, Epping CM16 4BP. Head south-west on High St/B1393 towards High St/B1393. Go through 1 roundabout. At the roundabout, take the 1st exit onto Station Rd. Continue onto Bower Hill. Continue onto Stewards Green Rd. Continue onto Mount Rd and the property can be found on your left handside.



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.

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