



## Pike Way, Epping, CM16 6BL

\* STUNNING FAMILY HOME \* SIX BEDROOMS \* LARGE DRIVEWAY \* VILLAGE LOCATION \* BEAUTIFULLY PRESENTED \* AVAILABLE NOW \*

Millers Lettings are excited to offer this impressive six-bedroom family home to the rental market, boasting spacious and versatile accommodation arranged over three floors, stylish modern interiors and a beautifully landscaped rear garden.

The ground floor has been thoughtfully designed to accommodate both family life and entertaining. At the heart of the home is a stunning open-plan kitchen and family room, featuring a striking roof lantern that floods the space with natural light and large sliding doors opening directly onto the rear garden. The stylish two-tone Shaker kitchen is finished with brass accents and integrated appliances, with plenty of room for dining and relaxing. A separate utility room provides valuable additional space for laundry and household essentials.

Further accommodation on the ground floor includes a spacious living room, a separate playroom, a dedicated home office, a gym and a convenient cloakroom, offering exceptional flexibility for modern family living.

Arranged across the upper floors are six well-proportioned bedrooms, each offering its own individual character. The principal bedroom suite is particularly impressive, featuring bespoke fitted wardrobes spanning the width of the room and a beautifully appointed en-suite shower room. Four bedrooms are located on the first floor, alongside a contemporary family bathroom finished with elegant marble-effect tiling and gold accents. The top floor provides two further bedrooms, both enhanced by natural light from the skylights, with bedroom five also benefiting from a Juliet balcony. A further shower room completes this level.

Externally, the private rear garden has been beautifully landscaped, featuring a generous patio ideal for outdoor dining and entertaining, alongside a well-maintained lawn providing space for relaxation and family enjoyment.



6



3



4



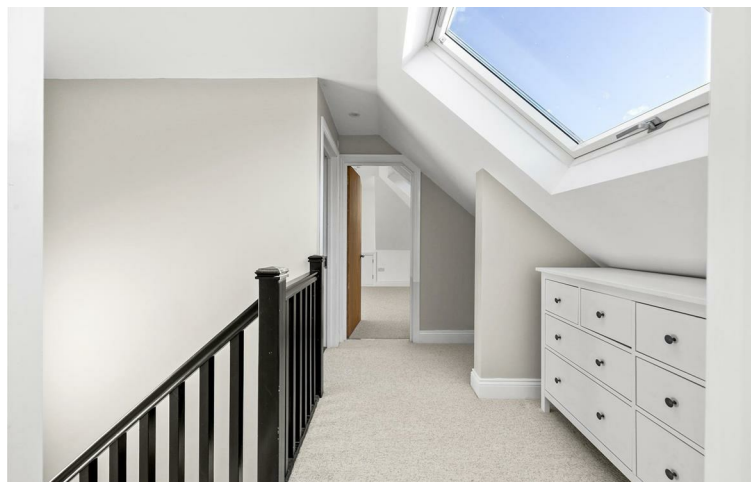
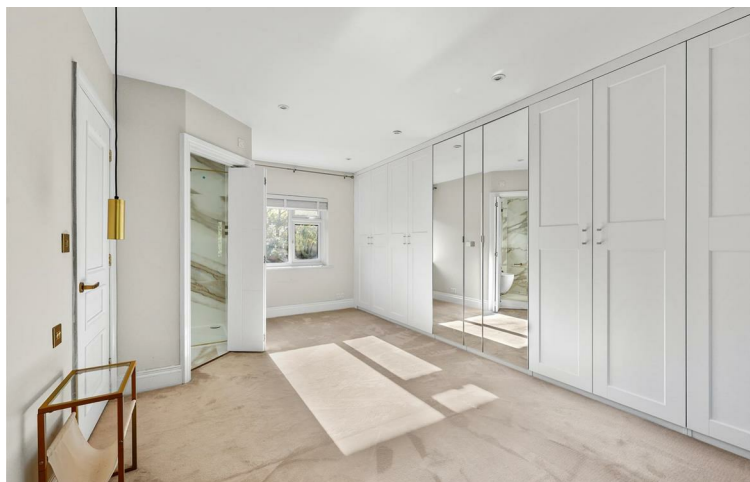
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**£4,000 Per Calendar Month**

- SIX BEDROOM DETACHED
- VILLAGE LOCATION
- OPEN PLAN LIVING

- BEAUTIFULLY PRESENTED
- 10 MINS TO EPPING STATION
- UNFURNISHED BASIS

- LARGE GARDEN
- ONE OF A KIND PROPERTY
- AVAILABLE OCTOBER 2026



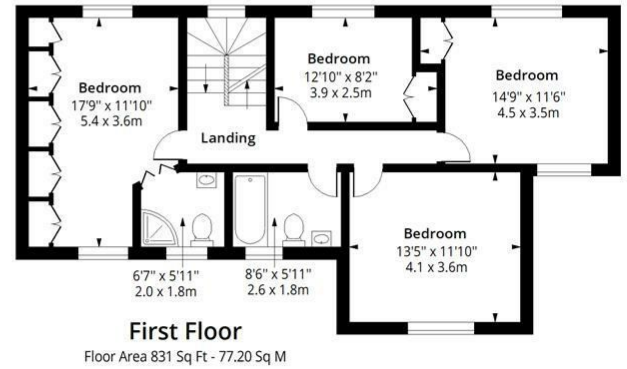
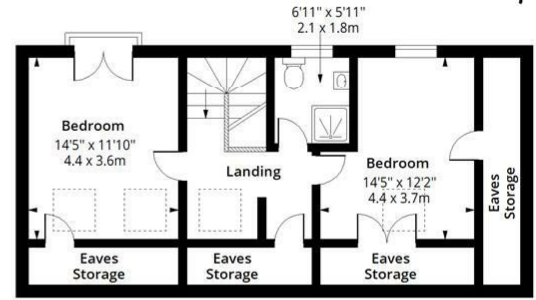
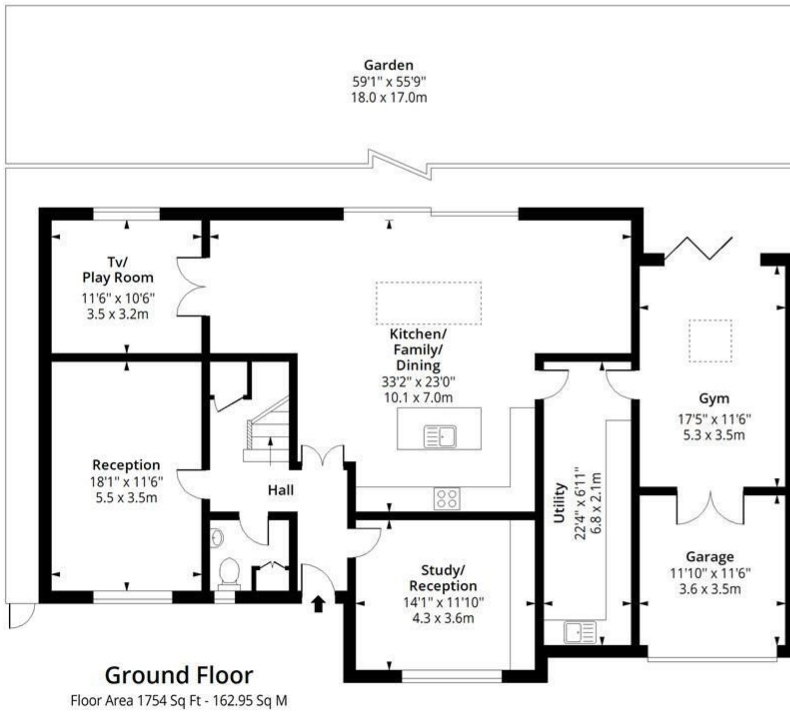
MILLERS  
LETTINGS

# Pike Way CM16

Approx. Gross Internal Area 3080 Sq Ft - 286.13 Sq M (Including Garage)

Approx. Gross Eaves Storage Area 157 Sq Ft - 14.59 Sq M

Approx. Gross Garage Area 136 Sq Ft - 12.63 Sq M



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: 23/10/2026

## Property Dimensions

### GROUND FLOOR

#### Entrance Hallway

#### Downstairs Wc

#### Study/Reception

#### Living Room

#### Kitchen/Family/Dining Room

#### Playroom

#### Utility Room

#### Gym

### FIRST FLOOR

#### Bedroom One

13'11" x 11'10" (4.26m x 3.63)

18'0" x 11'6" (5.49m x 3.52m)

33'0" x 22'10" (10.06m x 6.96m)

11'6" x 10'4" (3.52m x 3.16m)

22'3" x 6'11" (6.79m x 2.11m)

17'5" x 11'3" (5.33m x 3.45m)

17'10" x 11'8" (5.44m x 3.58m)

#### En-Suite Shower Room

#### Bedroom Two

#### Bedroom Three

#### Bedroom Four

#### Family Bathroom

### SECOND FLOOR

#### Bedroom Five

#### Bedroom Six

#### Shower Room

### EXTERNAL

#### GARAGE

6'5" x 5'11" (1.97m x 1.82m)

13'5" x 11'11" (4.10m x 3.64m)

14'9" x 11'6" (4.51m x 3.51m)

12'8" x 8'3" (3.87m x 2.53m)

8'7" x 6'0" (2.62m x 1.83m)

14'5" x 11'10" (4.40m x 3.61m)

14'5" x 12'0" (4.40m x 3.67m)

11'8" x 11'3" (3.57m x 3.45m)

**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.

**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 F



Directions



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 60      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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.