MILLERS

LETTINGS



Holly Cottages, Epping, CM16 4EA

* THREE BEDROOMS * SEMI DETACHED HOUSE * OFF-STREET PARKING * PRIME LOCATION * CLOSE TO HIGH STREET * STUNNING COTTAGE * OPEN PLAN LIVING *

Millers Lettings are delighted to offer this beautifully presented three-bedroom Victorian cottage, ideally positioned within easy reach of Epping Forest and just a short walk from Epping High Street and Central Line Station, offering an excellent selection of shops, cafés, bars and restaurants.

Blending character features with modern living, the accommodation comprises a welcoming living room with attractive wooden flooring and a charming feature fireplace, creating a warm and inviting space. There is a separate dining room, ideal for entertaining, and a spacious fitted kitchen offering a range of wooden wall and base units, contrasting granite worktops and a selection of white goods. A convenient ground floor cloakroom and toilet completes the downstairs accommodation.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms and a contemporary family bathroom fitted with a white three-piece suite.

Externally, the property enjoys a private rear garden, predominantly laid to lawn with a stone patio seating area, enjoying a desirable north-westerly aspect, perfect for relaxing or entertaining outdoors.

Offering a fantastic combination of period charm, generous living space and an exceptional location, this wonderful home is ideal for professional tenants and families alike.

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

Bell Common is located in the highly desirable position off the High Street conveniently placed within a short walk to the shops, restaurants, bars and cafes. Bell Common is also within close proximity to arable farmland and parts of Epping Forest. Epping Town offers excellent local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School.

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£2,400 Per Calendar Month

- SEMI DETACHED HOUSE
- STUNNING COTTAGE
- 4 MINS DRIVE TO STATION
- THREE DOUBLE BEDROOMS
- PRIME LOCATION
- AVAILABLE SEPTEMBER 2026
- CLOSE TO HIGH STREET
- OFF STREET PARKING
- UNFURNISHED BASIS











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AWAITING FLOORPLAN

Property Dimensions

GROUND FLOOR		**Family Bathroom**	7'6" x 6'5" (2.29m x 1.96m)
Living Room	12'3" x 12'1" (3.73m x 3.68m)	**EXTERNAL AREA**	
Dining Room	12'8" x 10'2" (3.86m x 3.10m)	**Parking Space**	
Fitted Kitchen	15'2" x 10'2" (4.62m x 3.10m)	**Rear Garden**	
Cloakroom WC			
FIRST FLOOR			
Bedroom One	15'3" x 10'9" (4.65m x 3.28m)		
Bedroom Two	10'3" x 9'2" (3.12m x 2.79m)		
Bedroom Three	12'0" x 10'0" (3.66m x 3.05m)		

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 SEPTEMBER 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.

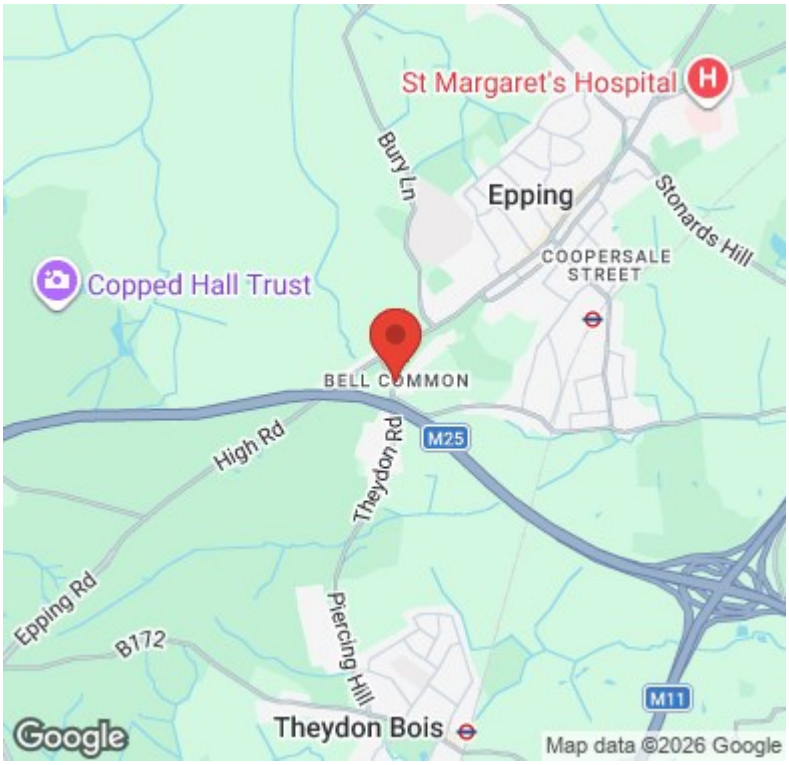
UTILITY BILLS: Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

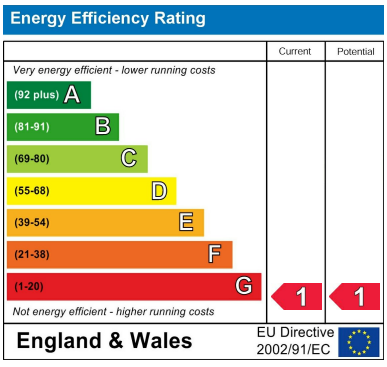
COUNCIL TAX: The council tax band is E - approx: £2,576.00



Directions

START: Millers Estate Agents 229 High St, Epping, CM16 4AQ. 0.0. Head southwest on High St/B1393 toward Loughton. Proceed throught he High St and through 3 roundabouts. 0.9. Turn left at thetraffic lights onto Theydon Road. 1.0. The property will be on the right hand side just adfter the first bend (opposite the Forest Gate Public House). ARRIVE: Holly Cottages, Theydon Rd, Epping, CM16 4DU. Total time: 3 mins 15s





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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