



## Park Side, Epping, CM16 6SS

\* FIVE BEDROOM FAMILY HOME \* SOUGHT-AFTER LOCATION \* DRIVEWAY PARKING \* MODERN THROUGHOUT \* SHORT WALK TO EPPING HIGH STREET \* EASY ACCESS TO CENTRAL LINE \*

Millers Lettings are pleased to offer this well-presented five-bedroom linked semi-detached family home, situated within a private gated development in a sought-after location on the outskirts of Epping. Offering versatile accommodation arranged over three floors, the property is ideally positioned within walking distance of Stonards Hill Recreation Ground and Epping Forest, whilst Epping Central Line Station is approximately one mile away, providing direct access into London.

The ground floor comprises a welcoming entrance hallway, guest cloakroom, a bright and spacious living room with doors leading onto the rear garden, and a fitted kitchen/breakfast room with a separate utility area. The first and second floors provide five well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Externally, the property benefits from a private rear garden with a decking area, ideal for outdoor dining and entertaining, as well as driveway parking for two vehicles. Further benefits include gas central heating, double glazing throughout and a range of built-in storage.

This property would make an ideal home for a family seeking generous living accommodation within easy reach of local amenities, schools, open countryside and transport links.

\*\* The property is AVAILABLE from the 13th June 2026 on an UNFURNISHED BASIS \*\*

Epping Underground Station is within easy reach, offering direct access to London via the Central Line. The property is also close to highly regarded local schools, green open spaces, and the many shops, cafés, and restaurants along Epping High Street.



**£2,500 Per Calendar Month**

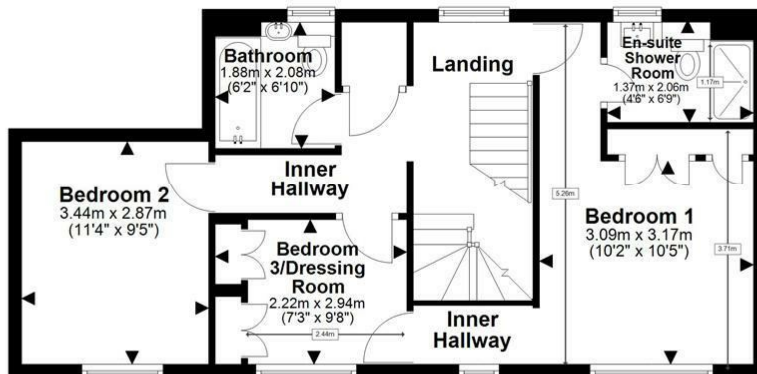
- THREE STOREY LINK DETACHED HOUSE
- PRIVATE GATED DEVELOPMENT
- FIVE BEDROOMS
- TWO RECEPTIONS
- FITTED KITCHEN
- UTILITY AREA
- TWO BATHROOMS
- UNFURNISHED BASIS
- AVAILABLE 13TH JUNE 2026



MILLERS  
LETTINGS

## First Floor

Approx. 53.7 sq. metres (577.6 sq. feet)

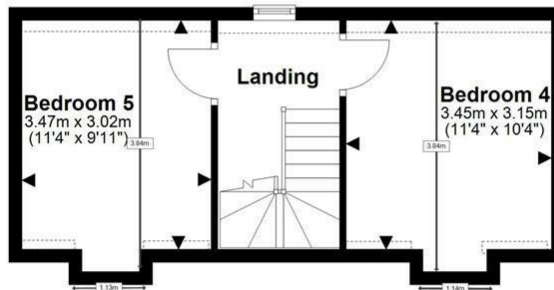


### Floor Plan Key

- Restricted height  
Measured from 1.5m height
- Room indication of where  
measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

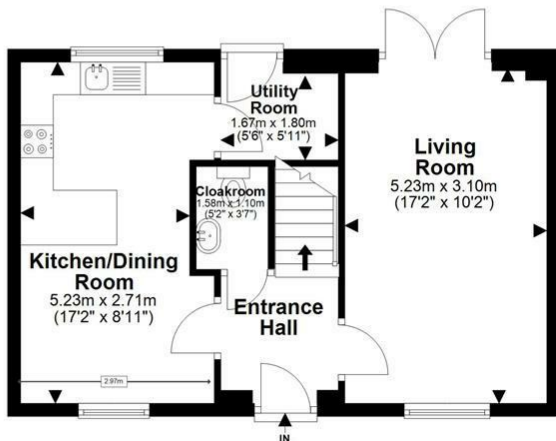
## Second Floor

Approx. 29.7 sq. metres (319.4 sq. feet)



## Ground Floor

Approx. 47.3 sq. metres (509.2 sq. feet)



Total area: approx. 130.6 sq. metres (1406.2 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

## Property Dimensions

<b>Entrance Hall</b>		<b>Bedroom Five</b>	11'4" x 9'11" (3.45 x 3.02)
<b>Cloakroom</b>		<b>Family Bathroom</b>	
<b>Kitchen/Dining Room</b>	17'2" x 8'11" (5.23 x 2.72)	<b>Rear Garden</b>	
<b>Living Room</b>	17'2" x 10'2" (5.23 x 3.10)	<b>PARKING</b>	
<b>Utility Room</b>		<b>TERM</b>	
<b>Bedroom One</b>	10'5" x 10'1" (3.18 x 3.07)	<b>DATE</b>	
<b>En-Suite</b>		<b>DEPOSIT</b>	
<b>Bedroom Two</b>	11'6" x 9'6" (3.51 x 2.90)	<b>FURNITURE</b>	
<b>Bedroom Three</b>	9'10" x 7'5" (3.00 x 2.26)	<b>ADMINISTRATION FEES</b>	
<b>Bedroom Four</b>	12'6" x 10'4" (3.81 x 3.15)	<b>REFERENCE FEES</b>	

**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 13th June 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.

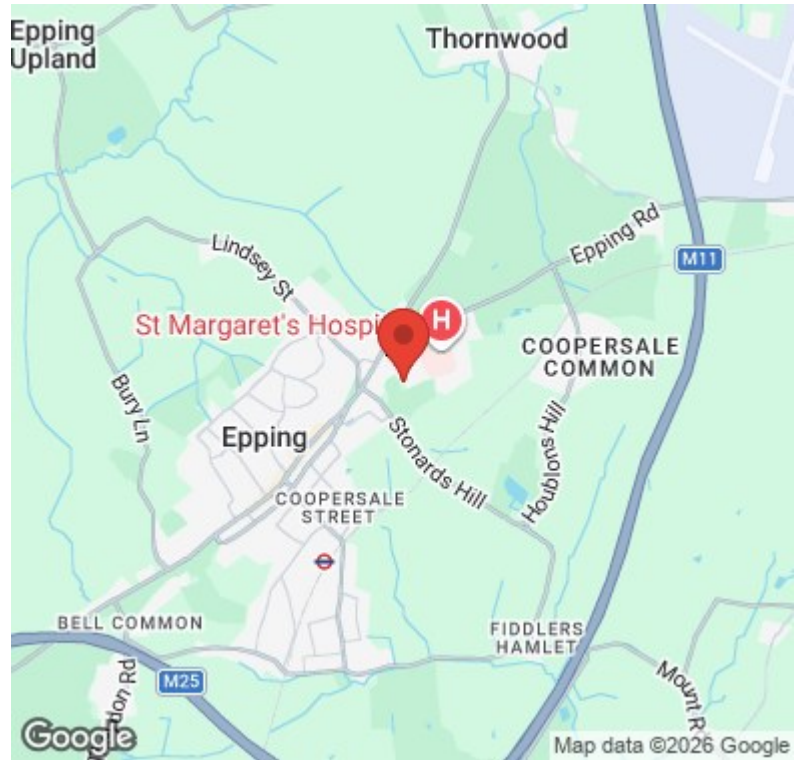
**FURNITURE :** The property is available on an UNFURNISHED basis, although there are white goods.

**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.

**COUNCIL TAX:** The council tax band is G



## Directions



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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.