



Mowbray Close, Epping, CM16 5AZ

* NEW TO MARKET * IMMACULATE TOWN HOUSE * GARAGE & PARKING * TWO BALCONIES * PRIME LOCATION * FOUR / THREE BEDROOMS * THREE BATH/SHOWER ROOMS *

Nestled in the charming Mowbray Close, Epping, Millers Lettings are pleased to offer this delightful townhouse offers a perfect blend of modern living and convenience. Perfect for a professional family the property boasts versatile accommodation spread over three well-designed floors.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a practical ground floor cloakroom and an integral garage, ensuring ease of access and functionality. The heart of the home is the inviting kitchen/diner and family area, which features doors that opening to a lovely rear patio and garden, perfect for entertaining or enjoying a quiet moment outdoors.

The first floor presents a flexible layout, with a lounge that can also serve as a fourth bedroom, complete with French doors leading to a generous balcony, providing an abundance of natural light. This floor also leads to another double bedroom and the family bathroom, giving both comfort and convenience. Ascending to the top floor, you will find two well-proportioned double bedrooms, each with its own en-suite shower room, providing privacy and luxury for family members or guests.

The rear garden is designed for easy maintenance, featuring a paved patio and an artificial lawn, making it an ideal space for relaxation without the hassle of extensive upkeep. There is access to the garage, one allocated parking space directly opposite the house and visitors parking.

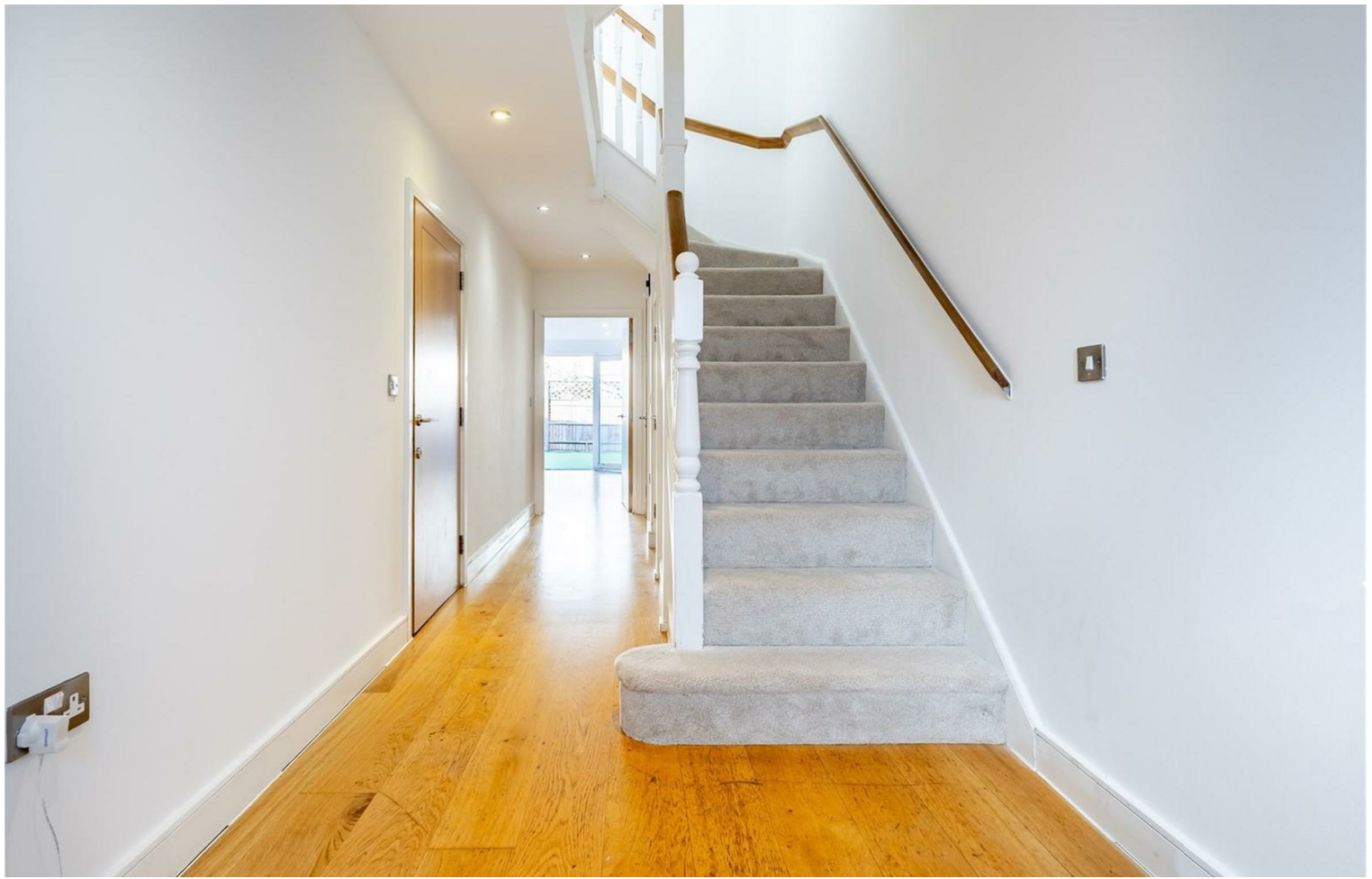
* AVAILABLE 18TH JULY 2026 ON AN UNFURNISHED BASIS *

Situated in a great location, this townhouse is just a stone's throw from the High Street and a reputable secondary school, with the station also within easy reach, making commuting a breeze.

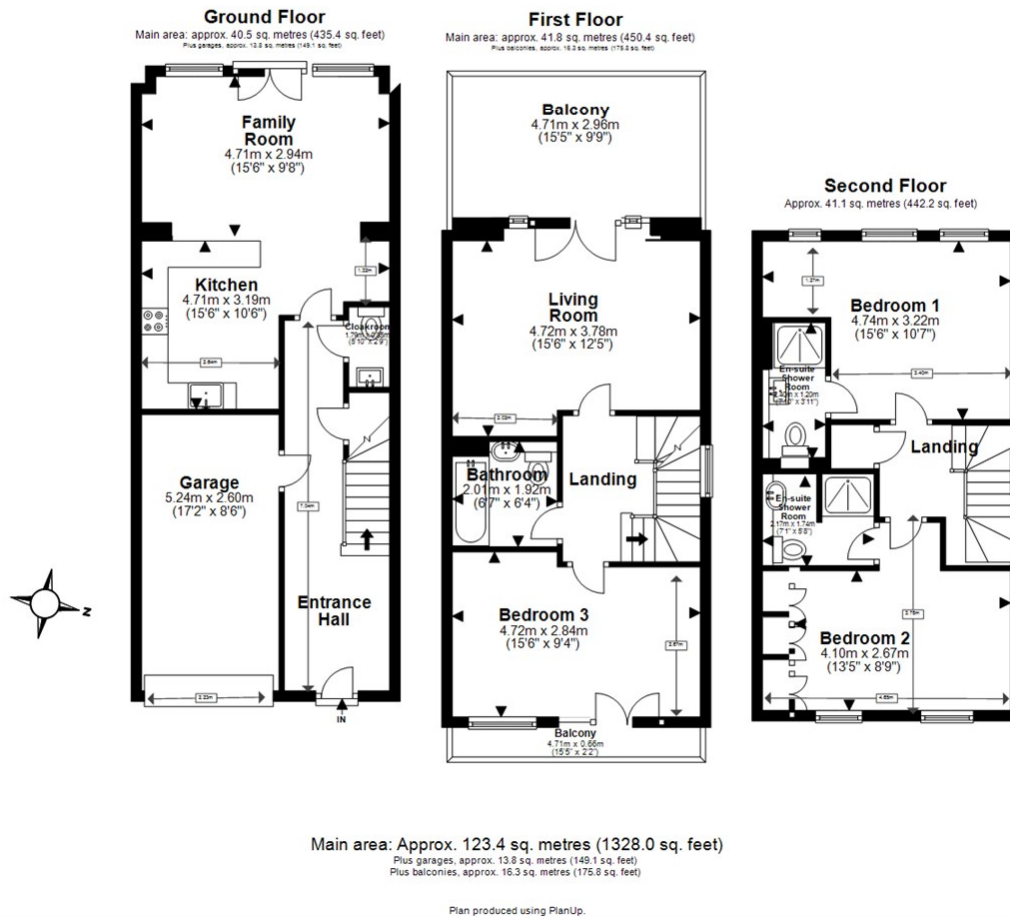


£2,750 Per Month

- IMMACULATE TOWN HOUSE
- NEW TO MARKET
- POPULAR DEVELOPMENT
- KITCHEN / DINER & FAMILY AREA
- INTEGRAL GARAGE
- 4 MINS TO STATION
- VERSATILE 3 OR 4 BEDROOMS
- AVAILABLE 18TH JULY 2026
- UNFURNISHED BASIS



MILLERS
LETTINGS



Property Dimensions

GROUND FLOOR

Cloakroom WC	5'10 x 2'9 (1.78m x 0.84m)
Kitchen	15'6 x 10'6 (4.72m x 3.20m)
Family Room/Diner	15'6 x 9'8 (4.72m x 2.95m)

FIRST FLOOR

Living Room / Bed Four	12'5" x 15'6" (3.78m x 4.72m)
Balcony	9'9" x 15'5" (2.96m x 4.71m)
Bedroom Three	9'4" x 15'6" (2.84m x 4.72m)
Balcony	2'2" x 15'5" (0.66m x 4.71m)

Family Bathroom

6'7 x 6'4 (2.01m x 1.93m)

SECOND FLOOR

Bedroom One	10'7" x 15'7" (3.22m x 4.74m)
En-suite Shower Room	10'7 x 3'11 (3.23m x 1.19m)
Bedroom Two	8'9" x 13'5" (2.67m x 4.10m)
En-suite Shower Room	7'1 x 5'8 (2.16m x 1.73m)
EXTERIOR	
Garage	17'2 x 8'6 (5.23m x 2.59m)
Rear Garden	31' x 7' (9.45m x 2.13m)

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 18th July 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.

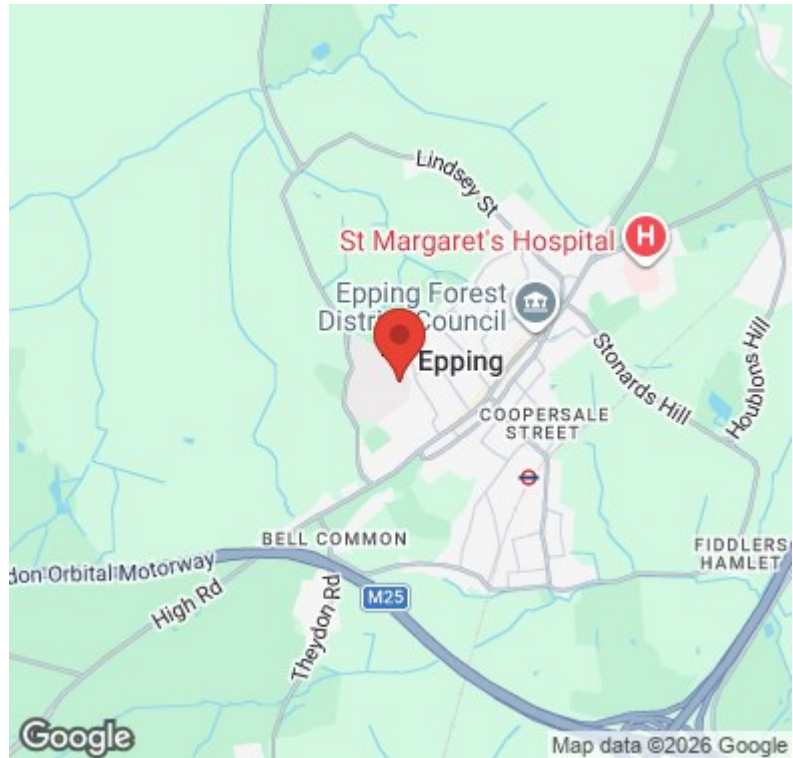
UTILITY BILLS : Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts.

COUNCIL TAX: The council tax band is E



Directions

START: Millers 229 High Street, Epping, CM16 4BP. Turn right towards Loughton. At "The Gates School" turn right into Tower Road. Follow the road down the hill. Take the left turning onto Buckingham Road. Follow the road to the left hand side. Take the first immediate right into Mowbray Close. Follow the road around to the left. The property will be found at the top of the square on the left. Arrive: Mowbray Close, Epping, CM16 5AZ.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.