MILLERS

LETTINGS

Kings Cottages, Epping, CM16 6PR

* PRETTY COTTAGE * TWO DOUBLE BEDROOMS * VILLAGE LOCATION * REFURBISHED THROUGHOUT * STUNNING PROPERTY * SHORT DRIVE TO EPPING TOWN *

Millers Lettings are delighted to offer this beautifully presented two-bedroom semi-detached cottage, which has been fully renovated throughout to an excellent standard. Ideally positioned within the picturesque Essex countryside, the property is situated in the sought-after semi-rural village of Epping Green, approximately two miles from Epping and backing directly onto open farmland.

Upon entering, you are welcomed into a bright and spacious reception room, beautifully finished throughout and providing an inviting space to relax and entertain.

To the rear of the property is a fully renovated kitchen, offering a stylish and contemporary finish with a good range of fitted units and worktop space. The kitchen provides direct access to the garden, creating a lovely flow between the indoor and outdoor living spaces. Also located on the ground floor is a beautifully finished family bathroom, complete with bath and shower.

The kitchen opens onto a private patio area, ideal for outdoor dining, which leads through to a good-sized rear garden with direct access, enjoying a wonderful outlook over the surrounding farmland.

Upstairs, the property offers two well-proportioned bedrooms, both finished to a high standard and served by a Jack and Jill bathroom, providing excellent convenience.

** The property is AVAILABLE NOW on an UNFURNISHED BASIS **

This stunning cottage has been fully renovated throughout, offering a wonderful blend of modern living, stylish finishes and a peaceful countryside setting, whilst remaining within easy reach of Epping and its amenities

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£2,200 Per Calendar Month

- PRETTY COTTAGE
- GARDEN & DRIVEWAY
- BEAUTIFULLY PRESENTED
- ESSEX COUNTRYSIDE
- FULLY RENOVATED
- UNFURNISHED BASIS
- TWO DOUBLE BEDROOMS
- NEW KITCHEN & BATHROOM
- AVAILABLE OCTOBER 2026

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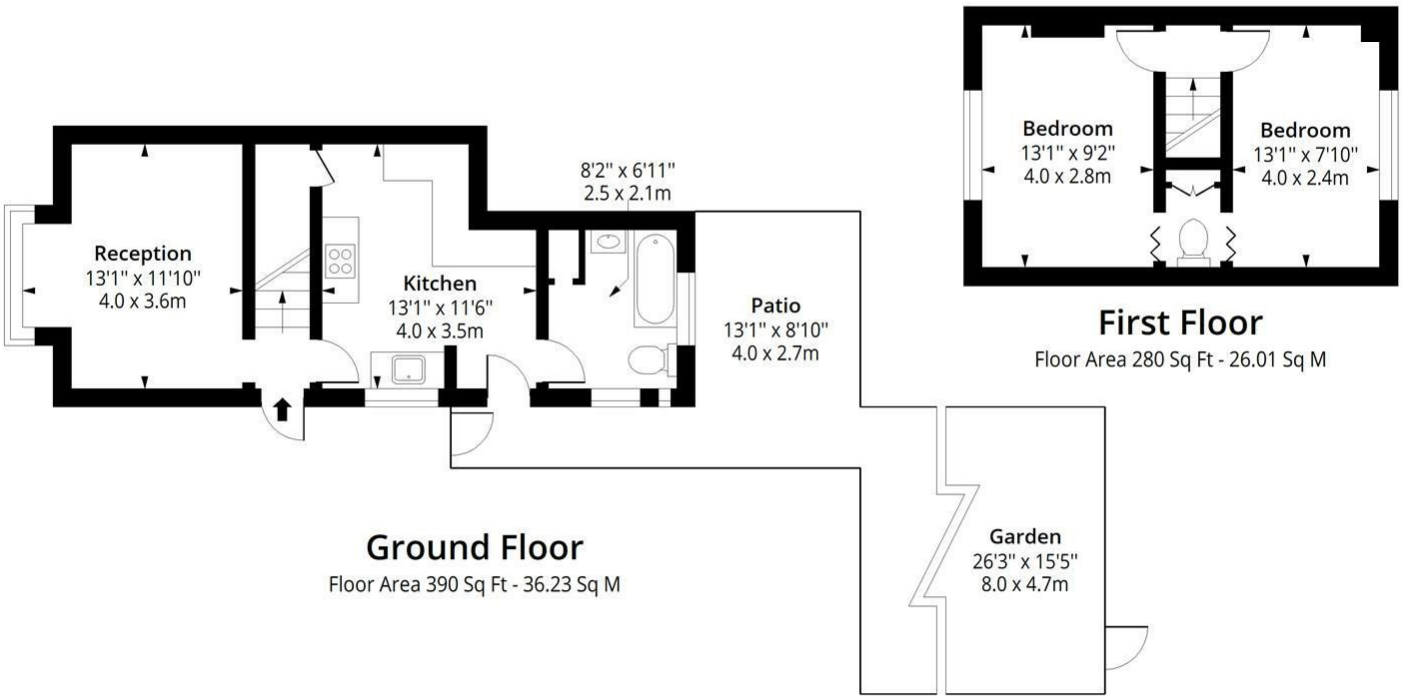
Approx. Gross Internal Area 670 Sq Ft - 62.24 Sq M
Approx. Gross Patio Area 165 Sq Ft - 15.33 Sq M



Certified Property Measurer

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: 28/9/2026

Property Dimensions

GROUND FLOOR		**Patio**	13'1" x 8'10" (4.0 x 2.7)
Reception	13'1" x 11'9" (4 x 3.6)	**Garden**	26'2" x 15'5" (8.0 x 4.7)
Kitchen	13'1" x 11'5" (4 x 3.5)		
Bathroom	8'2" x 8'10" (2.5 x 2.7)		
FIRST FLOOR			
Bedroom One	13'1" x 9'2" (4.0 x 2.8)		
Bedroom Two	13'1" x 7'10" (4.0 x 2.4)		
Toilet			
EXTERNAL			

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 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.

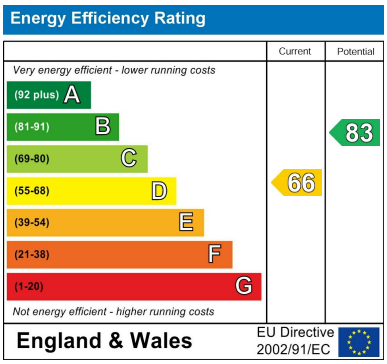
DEPOSIT: The deposit will be equal to 5 weeks' worth of rent or 6 weeks rent where the annual rent is £50,000 or higher. Protected via the (DPS) Deposit Protection Service.

FURNITURE: The property is available on an UNFURNISHED basis, although the white goods are available to purchase upon request from the existing tenant.

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 C

Directions



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