



Centre Drive, Epping, CM16 4JF

* FAMILY HOME * PRIME LOCATION * THREE BEDROOMS * SEMI DETACHED HOUSE * LARGE GARDEN * NEW TO THE MARKET * SHORT WALK TO HIGH STREET *

Millers Lettings are pleased to offer this spacious three-bedroom semi-detached family home, located on the popular and well-established Centre Drive. The property offers generous accommodation throughout, with three well-sized bedrooms and a family bathroom arranged on the first floor, making it ideal for family living.

On the ground floor, the home features a bright and comfortable lounge providing a welcoming space for relaxing as a family. The kitchen has a traditional layout with ample cupboard and worktop space, well suited to everyday cooking, and is complemented by a separate utility room offering additional storage and practicality. A further reception room to the rear opens directly onto the garden, creating a flexible space that could be used as a dining room, playroom, or family room.

The rear garden is a huge space, offering plenty of outdoor space for children to play, gardening, or family enjoyment, and benefits from a useful garden shed for storage. The outside also comprises of driveway for two cars and garage.

** The property is AVAILABLE JANUARY 2026 on an UNFURNISHED BASIS **

Located just a short walk from Epping's bustling High Street, residents will enjoy convenient access to a wide range of shops, cafés, restaurants, and everyday amenities, as well as highly regarded local schools. With excellent transport links, including Epping Underground Station, this charming home is an ideal choice for families seeking comfort, space, and a well-connected location, all set within a desirable and welcoming community.



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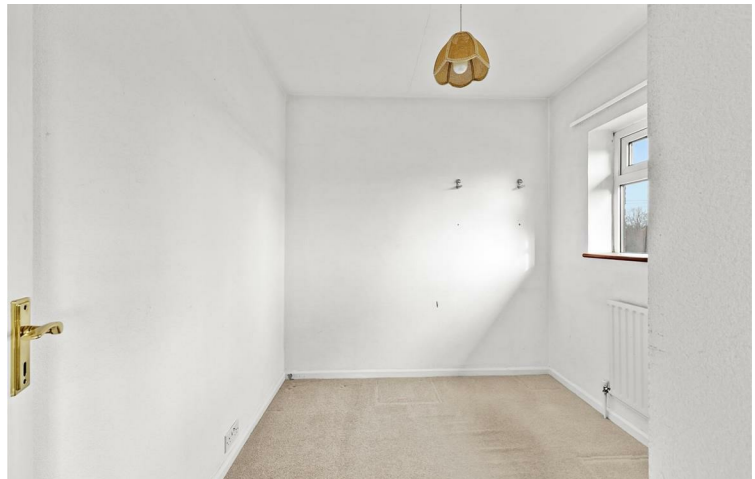
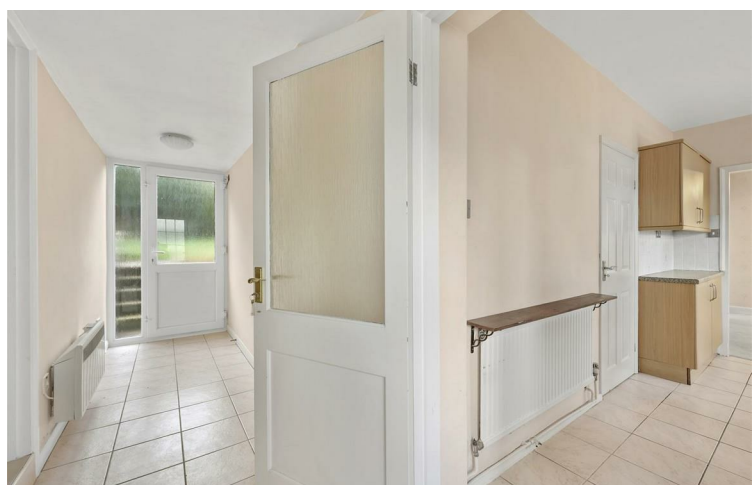


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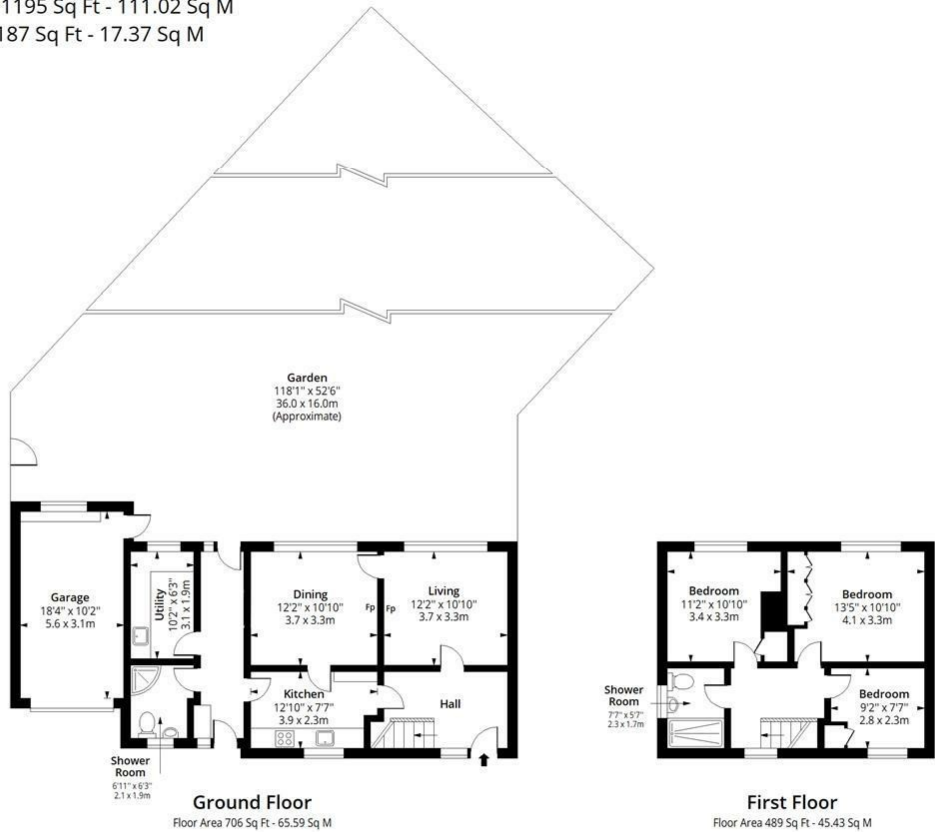
£2,095 Per Calendar Month



MILLERS
LETTINGS

Centre Avenue, CM16

Approx. Gross Internal Area 1195 Sq Ft - 111.02 Sq M
Approx. Gross Garage Area 187 Sq Ft - 17.37 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: 23/12/2025

Property Dimensions

| GROUND FLOOR | | Bedroom Two | 10'9" x 11'3" (3.30m x 3.44m) |
|---------------|--------------------------------|---------------|---|
| Entrance Hall | 7'8" x 12'2" (2.34m x 3.71m) | Bedroom Three | 7'8" x 8'9" (2.34m x 2.69m) |
| Living Room | 10'11" x 12'2" (3.33m x 3.71m) | Shower Room | 7'6" x 5'6" (2.29m x 1.68m) |
| Kitchen | 7'5" x 12'7" (2.28m x 3.84m) | EXTERNAL AREA | |
| Dining Room | 10'11" x 12'0" (3.34m x 3.67m) | Garage | 17'5" x 9'6" (5.31m x 2.92m) |
| Shower Room | 6'9" x 6'3" (2.06m x 1.91m) | Garden | 114'0" x 39'11" >27'0" (34.75m x 12.19m >8.23m) |
| Utility Room | 10'2" x 6'2" (3.11m x 1.90m) | | |
| FIRST FLOOR | | | |
| Bedroom One | 10'9" x 13'6" (3.30m x 4.14m) | | |

TERM : An initial TWELVE month tenancy is offered, although a longer term of 24 months could be available, for the right applicant.

DATE : The date that a successful client could move into the property is JANUARY 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. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is E



Directions

START: Millers Estate Agents & Letting Agents 229 High Street, Epping, CM16 4PB. 0.0. Head southwest on High St/B1393 toward Epping Churc. Proceed through 1 mini roundabout. 0.2. At the next mini roundabout, take the 1st exit onto Station Road. 0.6 Turn right onto Centre Drive. 1.0. Stop at the Sunnyside Road/Broadoaks junction. ARRIVE: Centre Drive, Epping, CM16 4JF. Total time: 1 mins 56s



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.