



Weald Hall Lane, Thornwood, CM16 6NB

* CLOSE TO EPPING * FIRST FLOOR MAISONETTE * TWO DOUBLE BEDROOMS * OWN PRIVATE REAR GARDEN * MODERN ACCOMMODATION * ALLOCATED PARKING SPACE

Millers Lettings are pleased to offer this well-presented first floor maisonette, featuring two double bedrooms, a private rear garden and an allocated parking space.

Ideally situated in the peaceful village of Thornwood, on the outskirts of Epping, the property is conveniently located approximately 1.9 miles from the vibrant High Street.

The accommodation comprises a private entrance with stairs rising to the first floor, leading into a bright and airy living room with attractive wooden flooring. There is a fitted kitchen with freestanding appliances, two well-proportioned double bedrooms, and a modern bathroom complete with a stylish three-piece suite and white sanitary ware.

The property is flooded with natural light throughout and benefits from a desirable southerly rear aspect.

Externally, the property enjoys a private rear garden, mainly laid to lawn and complemented by a large storage shed. An allocated parking space is also included.

* The property is AVAILABLE 1ST MAY 2026 on an UNFURNISHED BASIS *

Thornwood Common is located very close by and is within walking distance to many parts of Epping Forest. This small village is located within a mile from Epping Town which offers a busy High Street offering a variety of shops, restaurants, cafes, bars and supermarkets. Epping also benefits with a central line station serving London. Thornwood offers access to parts of Epping Forest and has close proximity to the M11 at Hastingwood and the A414 for Chelmsford.



£1,275 Per Calendar Month

- FIRST FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- QUIET VILLAGE LOCATION
- LIVING/DINING ROOM
- 6 MINS - 2.3 MILES TO STATION
- PARKING SPACE
- PRIVATE REAR GARDEN
- UNFURNISHED BASIS
- AVAILABLE 1ST MAY 2026



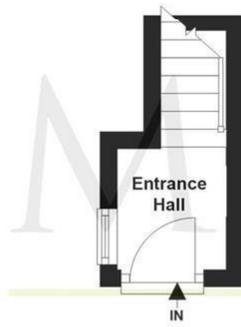
MILLERS
LETTINGS

First Floor

Approx. 51.8 sq. metres (557.1 sq. feet)

Ground Floor

Approx. 2.9 sq. metres (30.8 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



Total area: approx. 54.6 sq. metres (587.9 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 footprint.
Plan produced using PlanUp.

Property Dimensions

FIRST FLOOR

Lounge Dining Room	16'3" x 11'2" (4.95m x 3.40m)
Kitchen	7'4 x 10'3 (2.24m x 3.12m)
Bedroom One	12'7 x 8'5 (3.84m x 2.57m)
Bedroom Two	9'6 x 7'0 (2.90m x 2.13m)
Bathroom	5'7 x 7'4 (1.70m x 2.24m)

EXTERNAL AREA

Private Rear Garden	21'4 x 23'6 (6.50m x 7.16m)
Parking	

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

DATE : The earliest date that a successful client could move into the property will be the 1st May 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 including 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 B



Directions

START: Millers 229 High Street, Epping CM16 4BP. Head northeast along the High Street towards The Town Green/B1393. Continue through the High Street B1393. 2.0. At the traffic lights keep left and Continue past the forest on your right hand side. Take the second turning on the right hand onto Weald Hall Lane. 2.1. The property will be on the right hand side, opposite the village hall. 2.1. Arrive: Weald Hall Lane, Thornwood, CM16 6NB. Total time: 5 min 32s



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(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.