

Hill Hall, Theydon Mount, CM16 7QQ

Offers In Excess Of £1,000,000

- Grade II listed Mews House
- Stunning Kitchen/Diner
- State of the Art Cinema Room
- Short Distance from Epping Central Line and Town Centre
- Five Bedrooms with Garden
- Two Bathrooms
- Allocated Parking & Garage
- Service Charges £2400 per annum & Ground Rent £150 per annum

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Welcome to this stunning Grade II listed mews house located in the historical development of Hill Hall, Theydon Mount. This stunning, gated development boasts a charming blend of history and modern living. The current vendors having renovated throughout to a high specification.

As you step inside, you are greeted by a stunning kitchen/diner with matt black units, integrated appliances and marble worktops. A breakfast bar and space for a large dining table, perfect for entertaining guests or simply relaxing with your family. The property offers five well-appointed bedrooms, and two bathrooms, a state of the art cinema room, further storage and WC.

Spanning across 1,791 sq ft, this mews house offers a unique living experience with its historical charm and character. The property features its own private garden/court yard, allocated parking and a separate garage.

Situated in Theydon Mount, you'll enjoy the tranquillity of this picturesque location while being just a stone's throw away from the bustling town of Epping. With the Central Line nearby, commuting to Central London is a breeze, making this property an ideal choice for those who appreciate a balance between city life and countryside living.

Service Charges £2400 per annum & Ground Rent £150 per annum

Don't miss the opportunity to own a piece of history in this beautiful Grade II listed mews house. Contact us today to arrange a viewing and make this charming property your new home.



Council Tax Band: G



Kitchen/Dinign Room
6.94 x 4.30 (22'9" x 14'1")

Large Entrance Hall

Bedroom One
4.27m x 3.96m (14' x 13')

Dressing Room
2.28 x 1.45 (7'5" x 4'9")

Shower Room
2.67m x 1.93m (8'9" x 6'4")

Bedroom Two
4.50m x 4.27m (14'9" x 14')

Bedroom Three
3.71m x 3.33m (12'2" x 10'11")

Bedroom Four
3.34 x 3.18 (10'11" x 10'5")

Bedroom Five
3.33m x 2.74m (10'11" x 9')

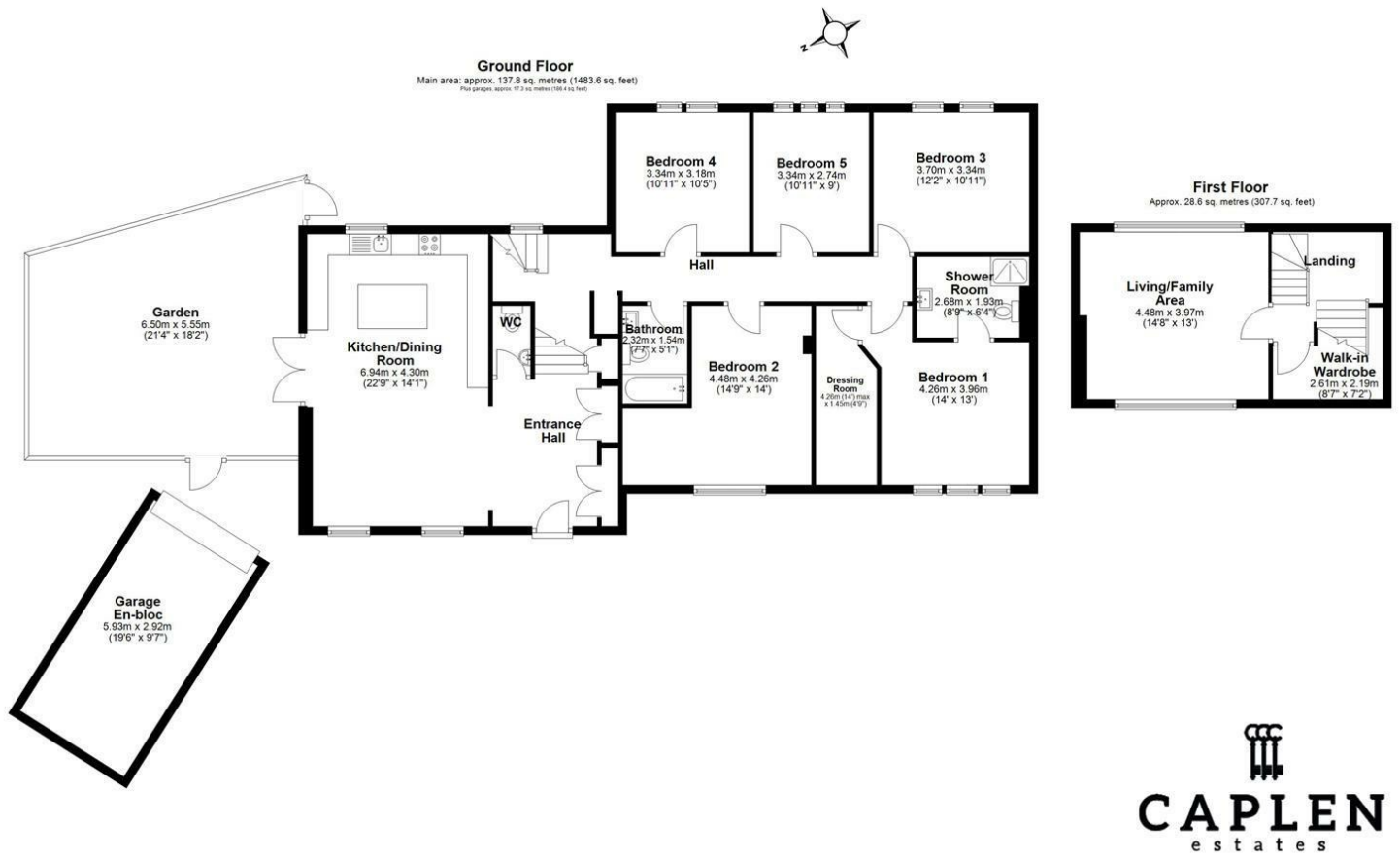
Bathroom
2.31m x 1.55m (7'7" x 5'1")

Living/Family Area
4.48 x 3.97 (14'8" x 13'0")

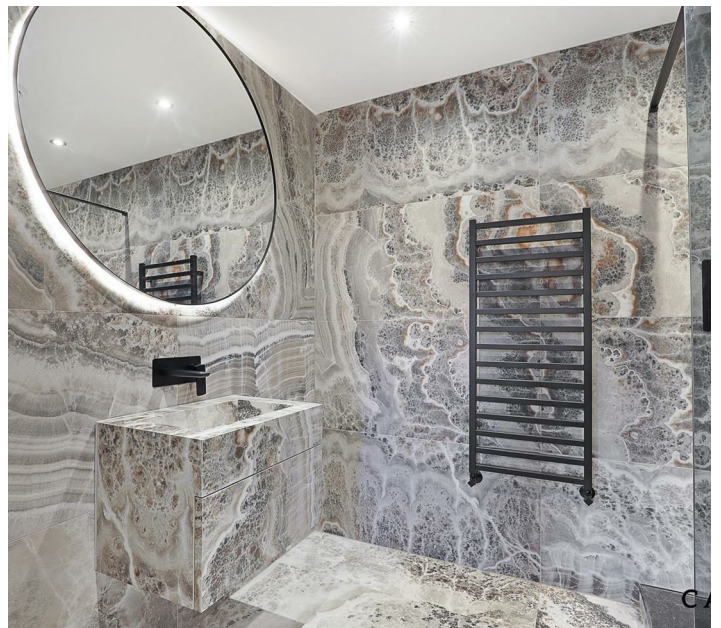
Walk-in Wardrobe
2.62m x 2.18m (8'7" x 7'2")

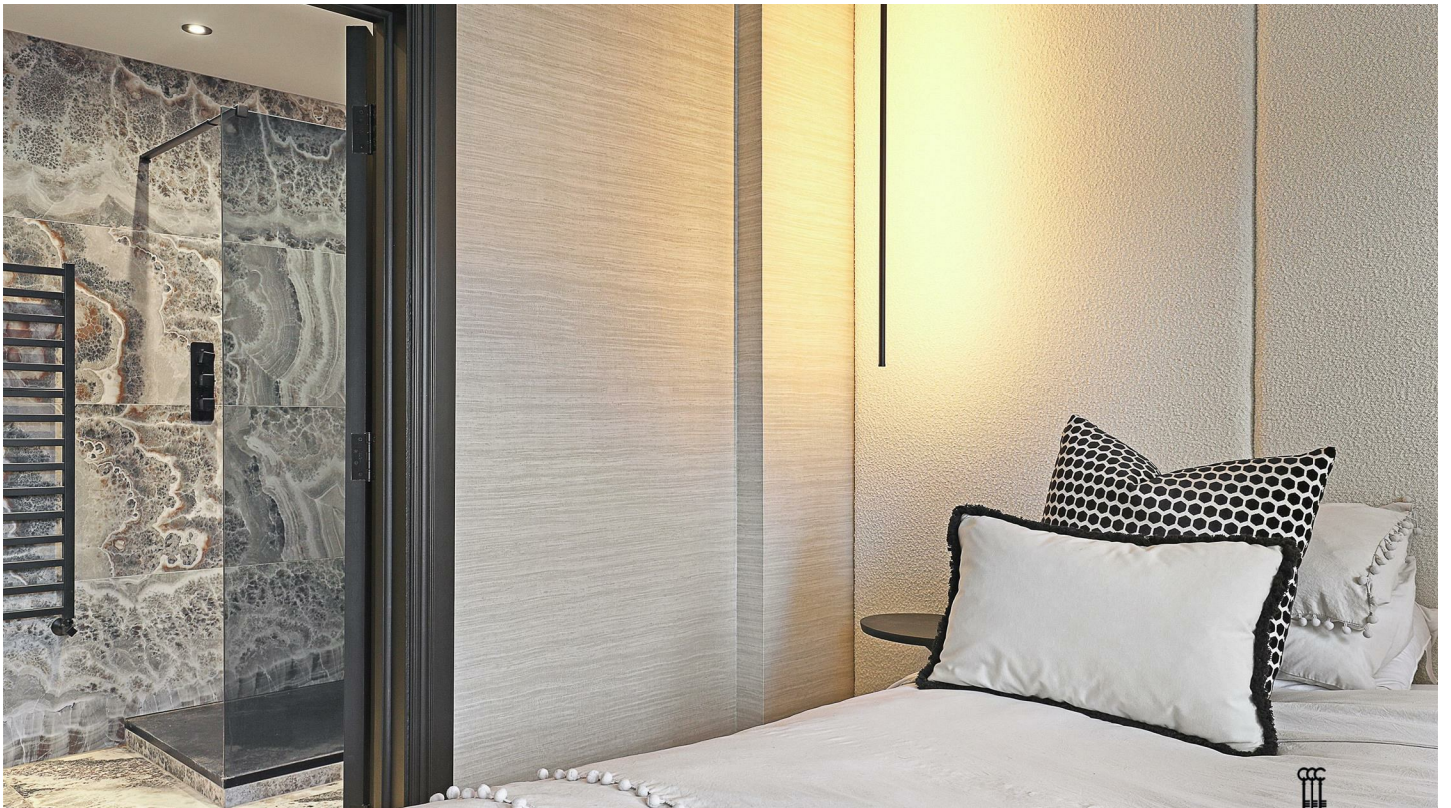
Garden/Court yard
6.50m x 5.41m (21'4" x 17'9")

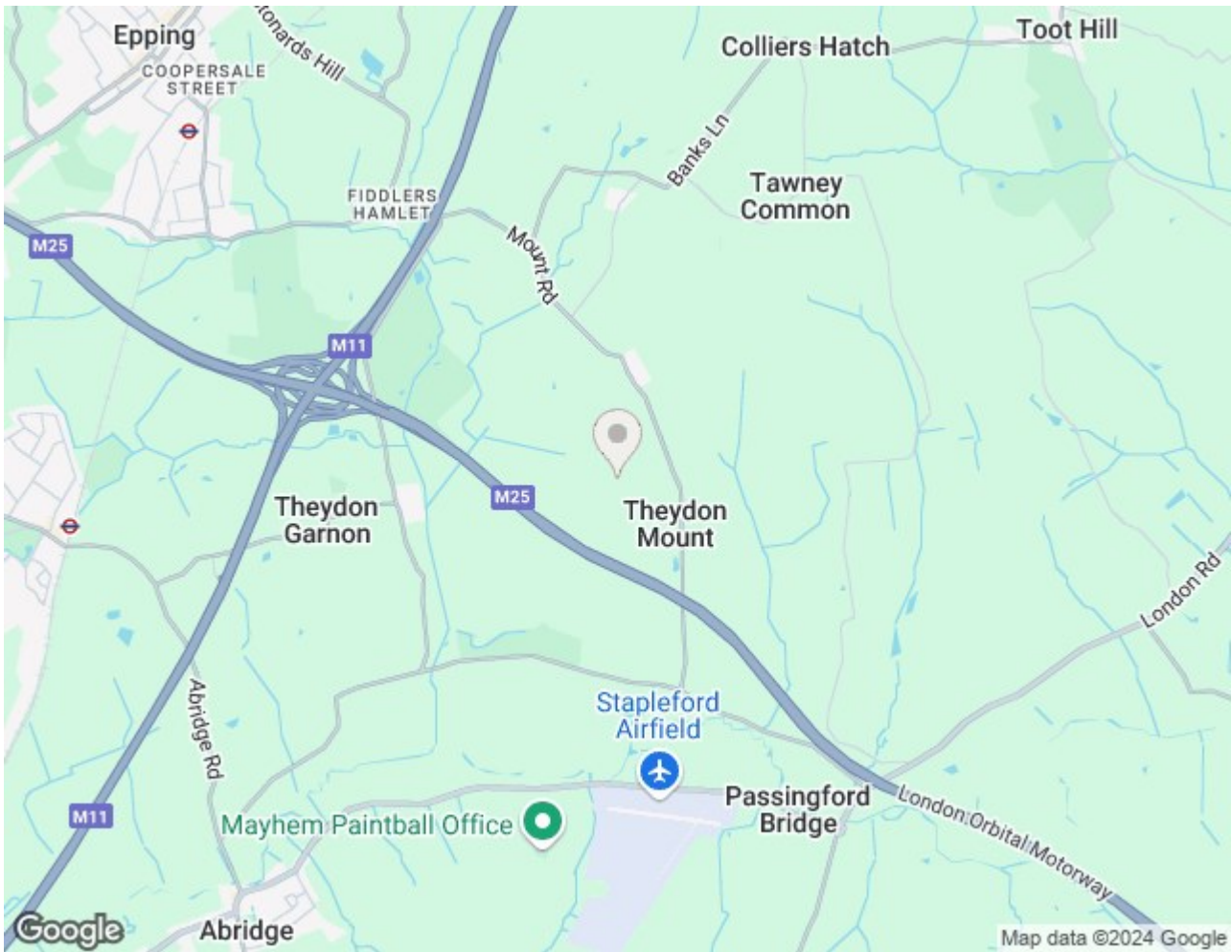
Garage
5.94m x 2.92m (19'6" x 9'7")



Main area: Approx. 166.4 sq. metres (1791.3 sq. feet)
Plus garage: approx. 17.3 sq. metres (186.4 sq. feet)







| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

EPC Rating:

D

Council Tax Band

G

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.