



## Hill Hall, Theydon Mount, CM16 7QQ

Offers In Excess Of £950,000

- 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



# Hill Hall, Theydon Mount, CM16 7QQ

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.



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2



2



D

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')

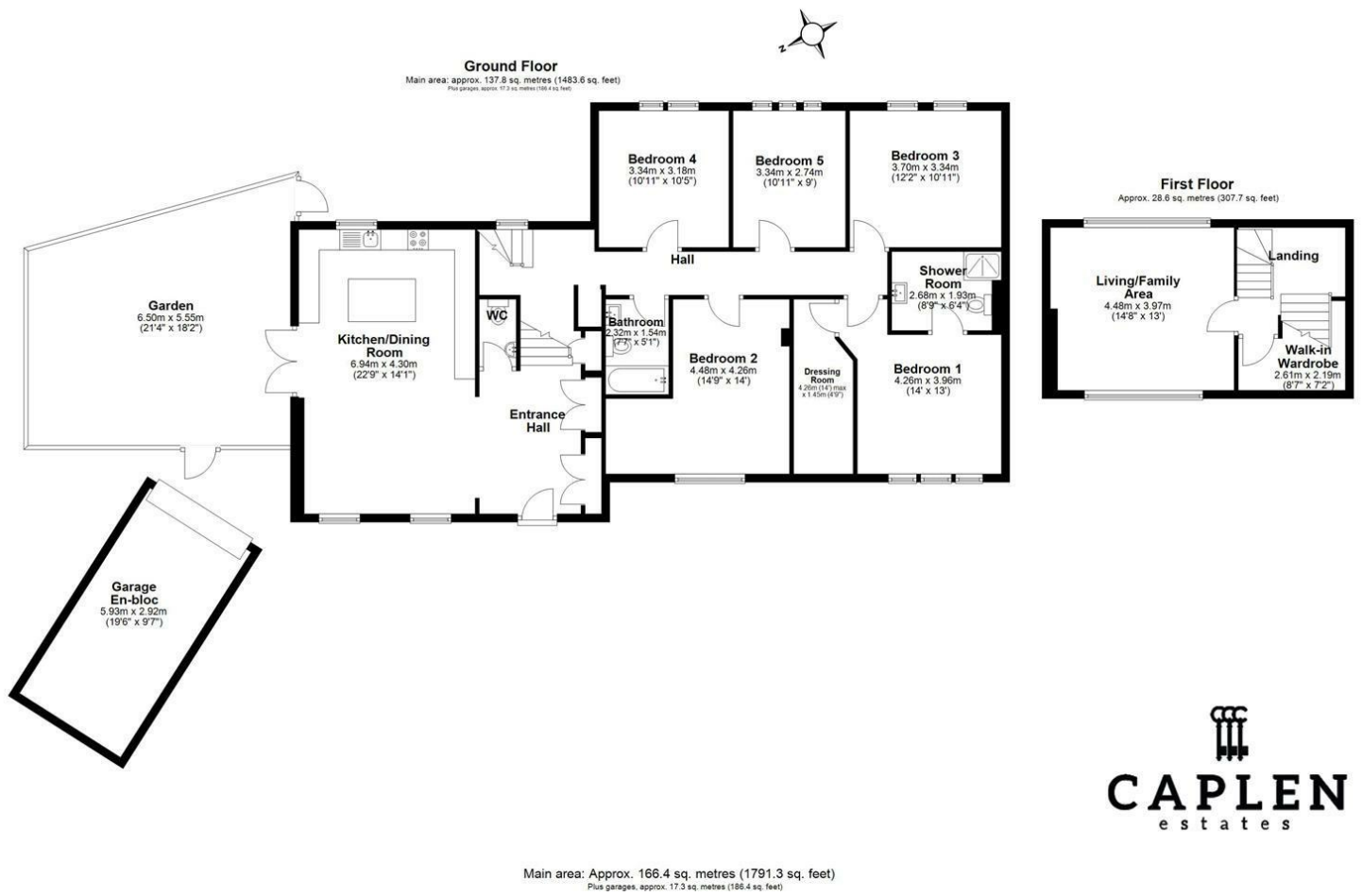
Bathroom  
2.31m x 1.55m (7'7" x 5'1")

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

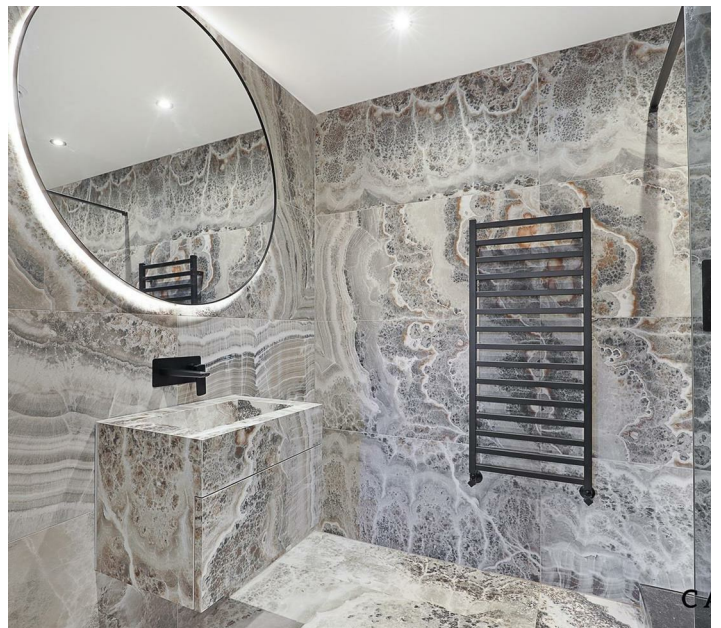
Walk-in Wardrobe  
2.62m x 2.18m (8'7" x 7'2")

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

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



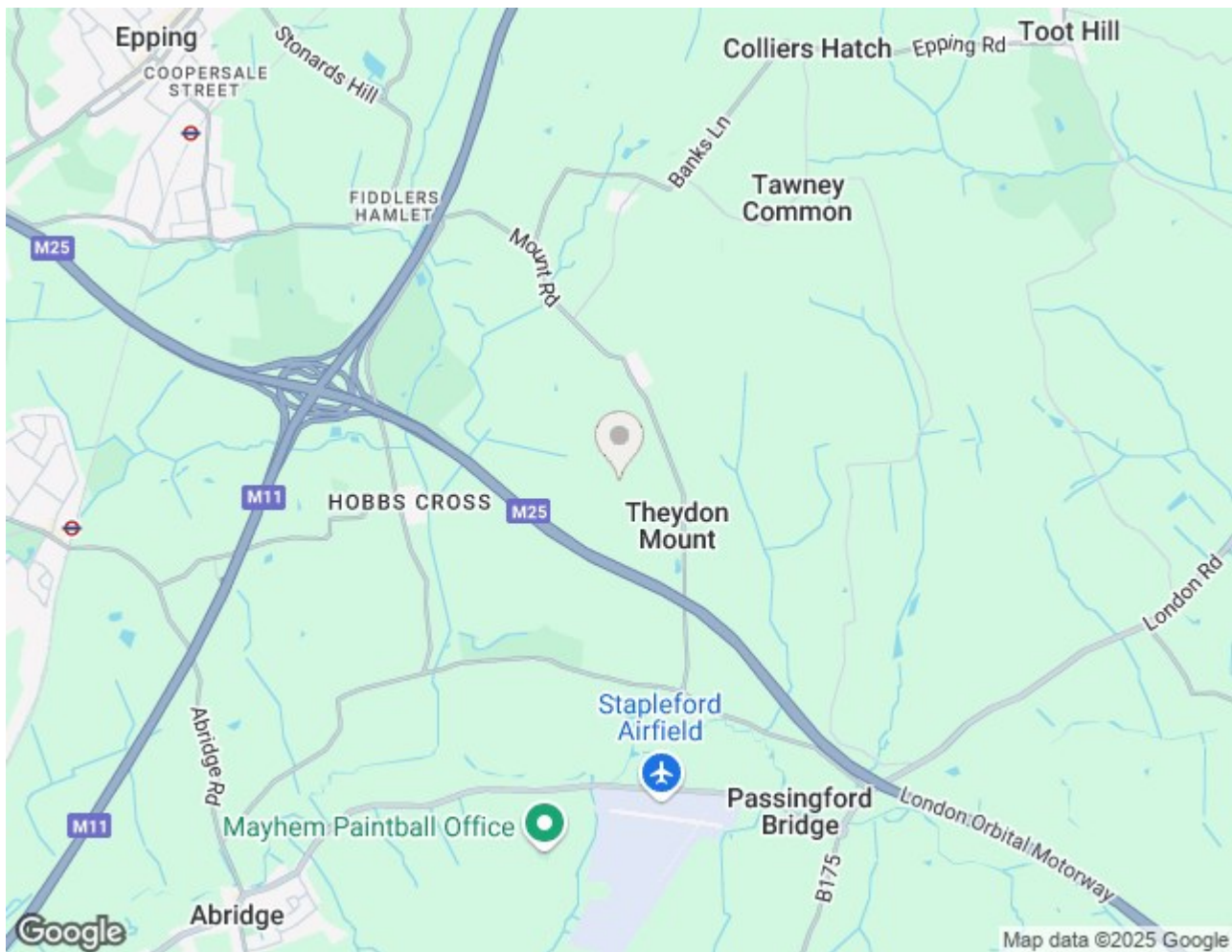
**CAPLEN**  
estates












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