# **Edbury Mount End**

Theydon Mount, Epping

Guide Price £1,100,000

Council Tax band: E

Tenure: Freehold

- SITUATED ON 0.5 ACRE PLOT
- AMPLE OFF ROAD PARKING & DOUBLE GARAGE
- ANNEXE POTENTIAL
- STUNNING VIEWS
- POTENTIAL TO EXTEND
- SHORT DRIVE TO EPPING STATION











#### **Entrance Hall**

## Lounge

17' 6" x 12' 2" (5.33m x 3.71m)

## **Family Room**

16' 6" x 11' 11" (5.03m x 3.63m)

## **Dining Room**

11' 7" x 11' 7" (3.53m x 3.53m)

#### Kitchen

11' 7" x 9' 1" (3.53m x 2.77m)

## Utility

5' 7" x 5' 7" (1.70m x 1.70m)

## Conservatory

10' 2" x 13' 1" (3.10m x 4.00m)

#### **First Floor**

#### **Bedroom One**

10' 6" x 17' 11" (3.20m x 5.46m)

#### **En-suite Bathroom**

#### **Bedroom Two**

10' 6" x 10' 6" (3.20m x 3.20m)

#### **Bedroom Three**

8' 8" x 10' 5" (2.64m x 3.17m)

#### **Bedroom Four**

8' 7" x 7' 5" (2.62m x 2.25m)

#### Bathroom















## Approx. 86.0 sq. metres (926.0 sq. feet) 3.10m x 4.00m (10'2" x 13'1") Utility 1.70m x 1.70m (57" x 5'7") Dining Room 3.53m x 3.53m (11'7" x 11'7") Lounge 5.33m x 3.71m (17'6" x 12'2") Living Room 5.03m x 3.63m (16'6" x 11'11") Kitchen 3.53m x 2.77m (11'7" x 9'1") Hall First Floor Garage Approx. 66.7 sq. metres (717.6 sq. feet) Approx. 41.1 sq. metres (442.5 sq. feet) Eaves Walk-in Walk-in Wardrobe Wardrobe Double Garage 4.89m x 8.41m (16'1" x 27'7") Bedroom Bedroom 3.20m x 3.20m (10'6" x 10'6") 3.20m x 5.46m (10'6" x 17'11") Bedroom Bedroom 2.64m x 2.25m (8'8" x 7'5") 2.64m (8'8") max x 3.17m (10'5") **Eaves**

**Ground Floor** 

Total area: approx. 193.8 sq. metres (2086.2 sq. feet)

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