

Price £600,000

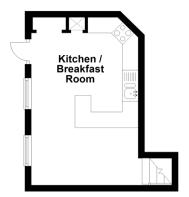
Leasehold

4x 🕮 2x 📫 2x 🕮

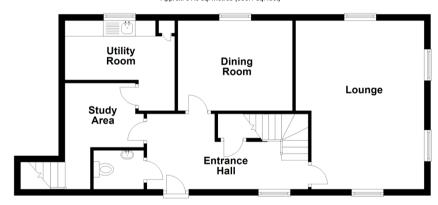
Hill Hall, Theydon Mount, Essex, CM16



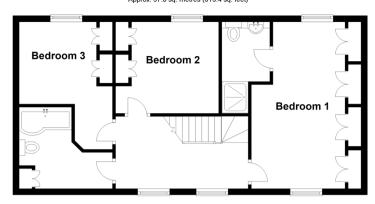
Lower Ground Floor Approx. 18.7 sq. metres (201.0 sq. feet)



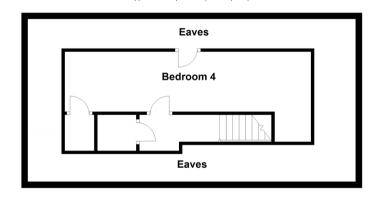
Ground Floor
Approx. 61.6 sq. metres (663.1 sq. feet)



First Floor Approx. 57.0 sq. metres (613.4 sq. feet)



Second Floor
Approx. 23.3 sq. metres (250.4 sq. feet)



Accommodation

LOWER GROUND FLOOR

Kitchen/Breakfast Room: 17'5 x 10'6 (5.31m x 3.20m)

GROUND FLOOR

Entrance Hall

Lounge: 17'8 x 11'7 (5.39m x 3.53m) **Dining Room**: 11'9 x 9'5 (3.58m x 2.87m)

Utility Room

Study Area: 7'9 x 7'5 (2.36m x 2.26m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 17'8 x 10'8 (5.39m x 3.25m)

En-Suite Shower Room

Bedroom 2: 10'7 x 9'11 (3.23m x 3.02m) **Bedroom 3**: 13'7 x 9'8 (4.14m x 2.95m)

Family Bathroom

SECOND FLOOR

Bedroom 4: 26'5 x 6'2 minimum (8.06m x 1.88m)

OUTSIDE

Communal Gardens Allocated Parking

















Main features

- Link-detached house within an exclusive gated development
- For sale by Auction T & C's apply
- **Subject to an undisclosed Reserve Price**
- **Buyers fees apply**
- The Modern Method of Auction
- Walking distance to the High Street
- 2 minutes from the station



Nearest Schools

Primary Schools: Ivy Chimneys Primary 2.9 miles, Coopersale and Theydon Garnon C of E Voluntary Controlled Primary Sch 3.0 miles, Hereward Primary 3.0 miles



Transport Information

Underground Epping 3.0 miles, Theydon Bois 4.3 miles, Hainault 5.4 miles

Train Stations: Brimsdown 7.9 miles, Theobalds Grove 8.0 miles, Harlow Mill 8.0 miles



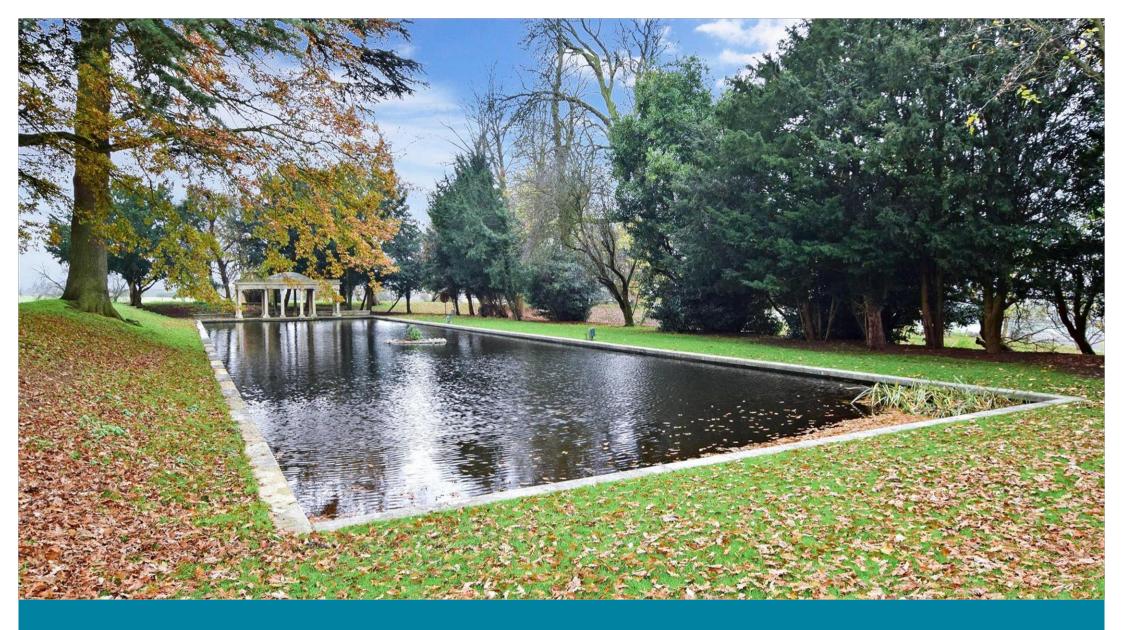
Address

Hill Hall, Theydon Mount, Essex, CM16



Directions

For directions to this property please contact us.





Call Epping Branch 01992 560600 ■ **douglasallen.co.uk**





- A private rental licensing scheme applies to some properties in this area, please contact us
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details Appliances & services are untested, dimensions are approximate and floor plans are not to scale