



**Price**

**£600,000**

**Leasehold**

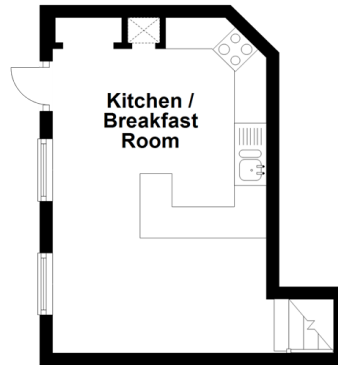
4x  2x  2x 

**Hill Hall, Theydon**

**Mount, Essex, CM16**

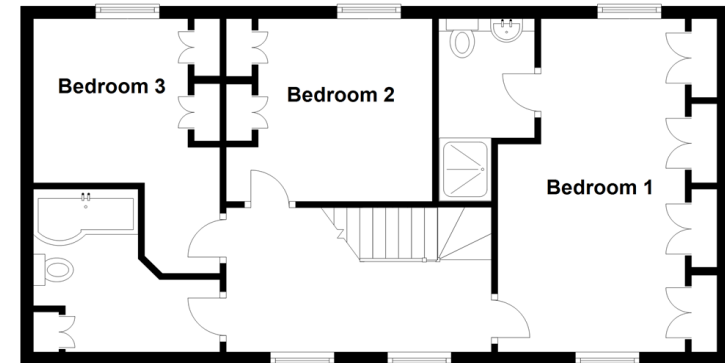
### Lower Ground Floor

Approx. 18.7 sq. metres (201.0 sq. feet)



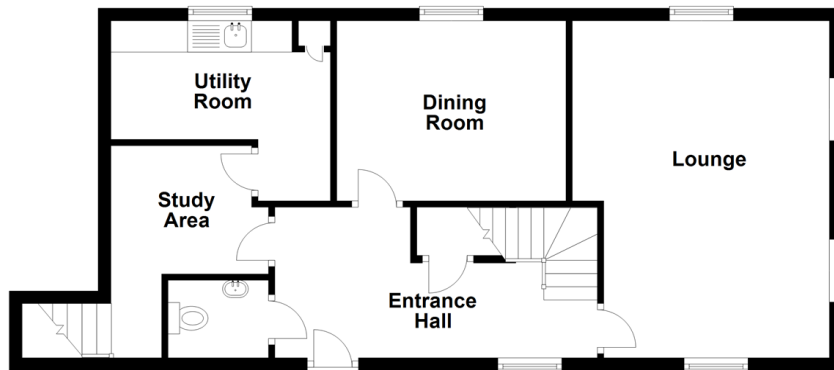
### First Floor

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



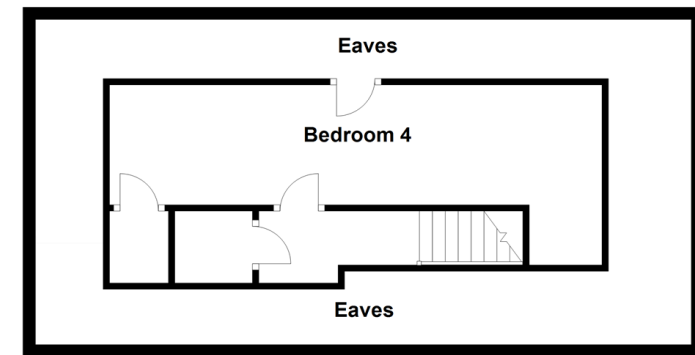
### Ground Floor

Approx. 61.6 sq. metres (663.1 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.



