



The Plain
Epping | Essex | CM16 6TW



KEY FEATURES

This substantial detached house is situated at the end of a private cul-de-sac of just seven houses a short walk from Epping High Street.

Upon pulling up at the house you are greeted by off street parking for approximately three vehicles and a good size garage, that could be converted into further living accommodation, subject to planning permission being granted.

Entering the house you can start to appreciate the size and the high standard of finishing that the current owners have maintained. The entrance hall, lounge, dining room and family room all have wooden flooring and are tastefully decorated in a neutral colour scheme. The modern kitchen/breakfast room is fully equipped and has enough room to house a dining table, which is ideal for entertaining. Both the lounge and the kitchen/breakfast room have doors leading out the rear garden, allowing you to take advantage of the warmer months. In the rear garden there is a very useful brick built summer house, that could also be used as a gym or an office.

The six bedrooms, all benefitting from fitted wardrobes, are arranged over the first and second floors, of which five of these are doubles and two are complete with en-suite bath or shower rooms, helping to ease the morning rush to get ready.

With its combination of luxury and tranquillity this house is a real hidden gem that needs to be viewed!





SELLER INSIGHT

“ Having moved to Epping some 15 years ago we have seen this great market town thrive and grow.

We love the fact that we are just a 10-minute walk to the High Street, where we can grab a bite to eat or just have a coffee. The High Street also provides everything we need on a day-to-day basis.

The beauty for us is the fact that we have the best of both worlds with this house. Outside the front door is a quiet country lane and miles of forest and pastures, which is perfect for walking our dogs and provides a quiet sanctuary away from all the hustle and bustle of the town centre, which is still easily accessible.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel Information

Epping Underground Station	1.4 miles
Canary Wharf	23.2 miles
Stanstead Airport	20.5 miles

Leisure Clubs & Facilities

Blakes Golf Club	01992525151
Epping Golf Course	01992572289
Coopersale Cricket Club	07432118349
Epping Upper Clapton Rugby Club	01992572588

Healthcare

High Street Epping Surgery	01992566501
The Limes Medical Centre	01992573838
St Margaret's Hospital	01992561666

Education

Primary School
Coopersale and Theydon Garnon
St Andrews
Coopersale Hall (Independent)

Secondary School

Epping St John's School
Debden Park High School
Oaklands School (Independent)

Entertainment

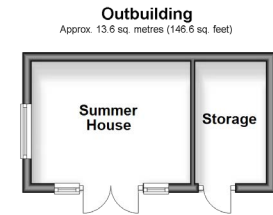
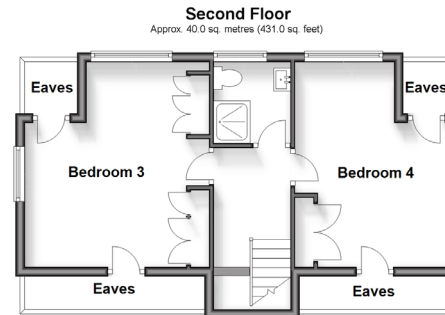
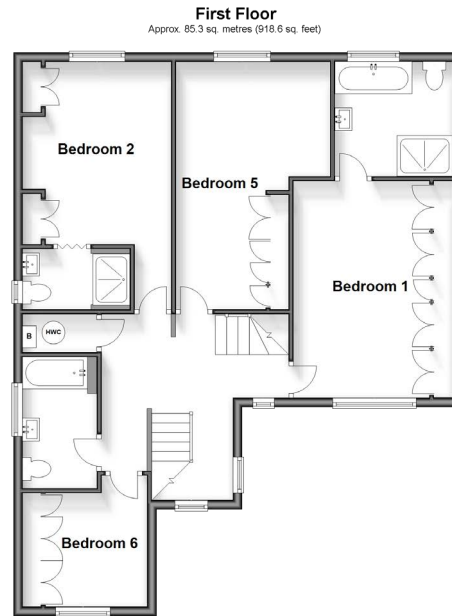
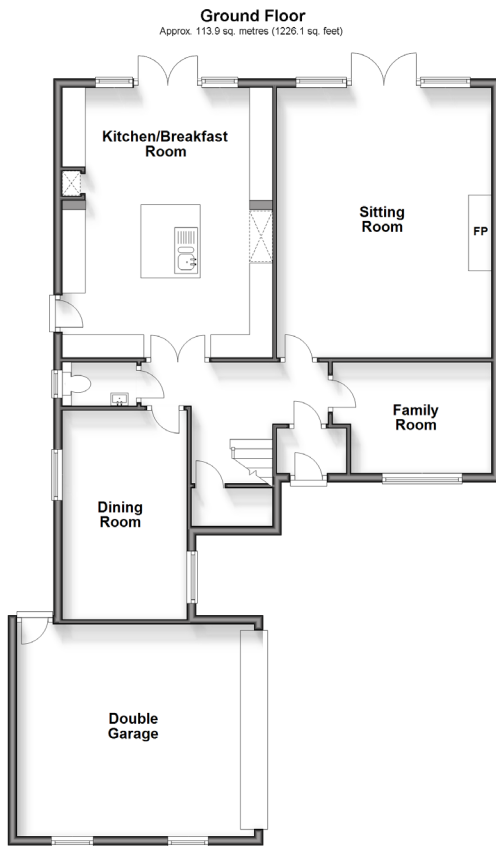
Restaurants and pubs
The Theydon Oak
The Garnon Bushes
The Kings Head

01992 574890
01992 522283
01992 577133

01992 573028
02085082979
02085083517

Local Attractions / Landmarks

Epping Forest
Hopefield Animal Sanctuary
Lee Valley Park Farm
Hainault Forest Country Park
Copped Hall



Ground Floor
Entrance Porch
Entrance Hall
Cloakroom
Family Room 11'4 x 8'1
Dining Room 15'8 x 8'11
Sitting Room 19'11 x 15'3
Kitchen/Breakfast Room 19'5 x 15'3

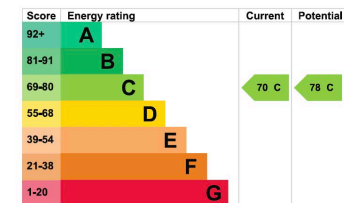
First Floor
Landing
Bedroom 1 15'4 x 9'5
En-Suite Bathroom
Bedroom 2 17'4 x 10'9
En-Suite Shower Room
Bedroom 5 17'4 x 7'11
Bedroom 6 8'2 x 6'11
Bathroom

Second Floor
Landing
Bedroom 3 14'10 x 11'6
Bedroom 4 14'10 x 11'6
Shower Room

Outside
Off Street Parking
Double Garage
Rear Garden
Summer House 17'11 x 14'9
Storage Room

£ 1,200,000

Council Tax Band: F
Tenure: Freehold





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