



Epping Long Green
Epping Green | Epping | Essex | CM16 6QN

FINE & COUNTRY



KEY FEATURES

This charming, detached bungalow is located in Epping Green, a rural parish close to the market town of Epping, surrounded by countryside and mature trees. To the front of the bungalow is a border of well-manicured shrubs providing privacy. In addition there is also a double garage and a carport.

Stepping inside the entrance hall leads to all downstairs rooms, with the heart of the home being the lounge, which is a fantastic space to entertain friends and family as the patio doors can be opened in the warmer months to the garden for larger gatherings. Leading through from the lounge is the dining area that then flows beautifully into the breakfast area and kitchen, which has a really useful separate utility room to the side.

Two of the bedrooms are located on the ground floor, with bedroom one having an en-suite. Furthermore, you have the main bathroom completing the ground floor. The two other bedrooms are on the first floor, one of which is currently used as an office. You could also consider reconfiguring this floor to include a bathroom, subject to any relevant planning permissions be obtained.





SELLER INSIGHT

“ We were first drawn to the bungalow due to the location, it is so green and peaceful and living here has been every bit as wonderful as we thought it would be.

*It is so quiet here that after a busy day at work we can relax and completely switch off. Yet when we want to go shopping or eat out we are only a short drive from Epping High Street, which has a good selection of shops and restaurants, as well as a weekly market. Epping also has a Central Line station that can take you into Central London in approximately 45 minutes. **

* 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	4.8 miles
Liverpool Street Station	20.2 miles
Stansted Airport	18.0 miles
Stanstead Airport	14.6 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	
Epping Upland CofE Primary School	01992 572087
Water Lane Primary School	01279 417410
Coopersale and Theydon Garnon	01992 574890
Coopersale Hall (Independent)	01992 577133
Secondary School Epping St John's School	01992 573028
Debden Park High School	02085082979
Oaklands School (Independent)	02085083517

Entertainment Restaurants and pubs

The Theydon Oak	01992572618
The Garnon Bushes	01992560211
The Kings Head	01992525001

Local Attractions / Landmarks

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

Ground Floor
Approx. 127.8 sq. metres (1375.9 sq. feet)



First Floor
Approx. 40.8 sq. metres (438.7 sq. feet)



Ground Floor

Entrance Hall	
Lounge	23'1 x 12'9
Dining Area	14'3 x 11'6
Lounge	23'1 x 12'9
Breakfast Area	15'11 x 7'8
Kitchen	12'9 x 11'4
Utility Room	10'0 x 6'7
Sun Room	12'0 x 7'8
Bedroom 1	13'9 x 11'6
En-Suite Shower Room	
Bedroom 2	12'0 x 11'2
Bathroom	

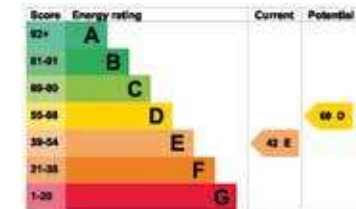
First Floor

Landing	
Bedroom 3	13'1 x 10'9
Bedroom 4	12'8 x 10'9

- Outside**
- Outbuilding
 - Double Garage
 - Off Street Parking
 - Front Garden
 - Rear Garden

£ 875,000

Council Tax Band: D
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 10.06.2024





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