



PRESTIGE & VILLAGE

UK's finest properties



THE MAGPIES, EPPING GREEN, EPPING, CM16 6QG

Prestige and Village are pleased to offer this CHAIN FREE well-presented Three bedroom family home situated in the village of Epping Green. The bright and spacious accommodation consists of hallway leading to a study area under the stairs, two reception rooms, large living room with open fireplace, large kitchen/breakfast/dining room and a downstairs cloakroom. On the first floor there are three large bedrooms and a fully tiled luxury, family bathroom. Externally the property has front and rear gardens and a detached Cart lodge with further parking. The village of Epping Green is surrounded by beautiful countryside and offers very good connections to road and rail links. Both the market town off Epping and the central line underground station and the village of Roydon with the mainline station feeding both London and Cambridge are within five miles of the property and junction 7 of the M11 is within six miles.

OFFERS IN EXCESS OF £475,000

THE MAGPIES

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- Offering Vacant Possession
- Two Reception Rooms Plus Study Area
- Potential for Extension
- Easy Access of M11, M25 and London Underground Services at Epping
- Full Gas Fired Central Heating
- Quiet Village Location
- Private Garden
- Three Double Bedrooms
- Fully Fitted Kitchen
- Cart Lodge Plus Parking

Entrance Hall

Through a double glazed front door is a spacious bright hallway with storage cupboards stairs to first floor and doors leading to.

Inner Hall/Study Area

9'5" x 7'11" (2.87m x 2.41m)
With cupboards under stairs and feature arch.

Downstairs Cloakroom

Comprising low level w/c and semi-pedestal wash hand basin with storage cupboard to the side

Living Room

17'7" x 10'6" (5.36m x 3.20m)
Large, bright and airy room with open fireplace and large window to front

Kitchen/Breakfast Room

11'7" x 7'11" (3.53m x 2.41m)
Full range of base, wall and full length units, window to rear garden, laminate floor, recessed spot lighting and arch leading to

Dinning Room

10'6" x 9'10" (3.20m x 3.00m)
Double doors leading to garden

Landing

Bright and spacious, with airing cupboard and doors to

Bedroom One

13'9" x 10'9" (4.19m x 3.28m)
Large double bedroom with range of built in wardrobes and window to front.

Bedroom Two

14'0" x 10'9" (4.27m x 3.28m)
Window to the rear

Bedroom Three

9'1" x 7'6" (2.77m x 2.29m)
Window to the rear

Family Bathroom.

7'6" x 6'1" (2.29m x 1.85m)
Panelled bath with hot & cold mixer and shower attachment, vanity wash hand basin with cupboard underneath , low level w/c, fully tiled walls and floor

Garden

Mainly laid to patio with shrub borders around and path way to

Cart Lodge

17'4" x 8'4" (5.28m x 2.54m)
Left hand cart lodge a great space for storage with further parking space



Directions

Band



