



**Pick Hill, Waltham Abbey**

**Price Range £850,000**



**MILLERS**  
ESTATE AGENTS

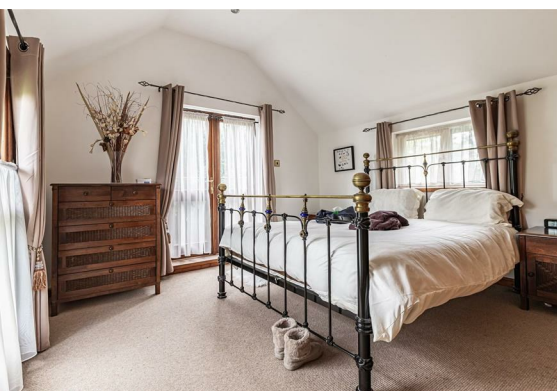
\* PRICE RANGE: £850,000 to £900,000 \* THREE BEDROOMS \* DETACHED HOUSE \* VILLAGE LOCATION \* SEMI RURAL LOCATION \*

A rare opportunity to acquire this three bedroom detached cottage dating back to the 1800s. Sitting on a good sized plot, the property nestles in a semi-rural location off this well regarded turning called Pick Hill in Upshire Village. This character home has been a loved family home over recent years to provide spacious accommodation coupled with immense character and charm, yet still offers huge potential to improve or extend (subject to planning). The accommodation includes living room, kitchen, dining area, family room, entertainment room and a utility room/cloakroom. On the first floor there is three bedrooms and a bathroom.

Outside the property enjoys established wrap around gardens surround the property which backs onto countryside. A good sized garden which is predominantly laid to lawn, surrounded by mature trees, plants and shrubs along with a raised decked area. The front exterior can be approached by two separate gated entrances, one leads you onto the driveway with detached garage providing off road parking for several vehicles and there is a further pedestrian entrance with pathway leading up to the front door.

Upshire Village has its one Gastro Pub, Village Hall and St Thomas Church and is conveniently located on the outskirts of the Historical Market Town of Waltham Abbey. Epping Forest is just a few minutes away offering country walks, cycle paths and bridal paths. Epping and Loughton town centres are both just a short drive away with vibrant high streets offering an array of shops, restaurants, salons, bars and supermarkets. Both have Central Line stations with a fast and frequent services for the City and West End. In addition. J26 of the M25 is a short drive away.





## GROUND FLOOR

**Porch**  
6'8" x 3' (2.03m x 0.91m)

**Living Room**  
12'3" x 12'1" (3.74m x 3.68m)

**Family Room**  
12'3" x 14'2" (3.74m x 4.33m)

**Dining Area**  
7'2" x 10'6" (2.19m x 3.19m)

**Entertainment Room**  
13'7" x 11'8" (4.14m x 3.56m)

**Utility Room**  
7'1" x 9'3" (2.17m x 2.83m)

**Cloakroom WC**  
3'9" x 2'8" (1.14m x 0.81m)

**Kitchen**  
7'2" x 17'5" (2.19m x 5.31m)

## FIRST FLOOR

**Bedroom Two**  
11'11" x 10'6" (3.62m x 3.21m)

**Bedroom Three**  
8'4" x 8'0" (2.55m x 2.43m)

**Bathroom**  
8'1" x 5'9" (2.46m x 1.75m)

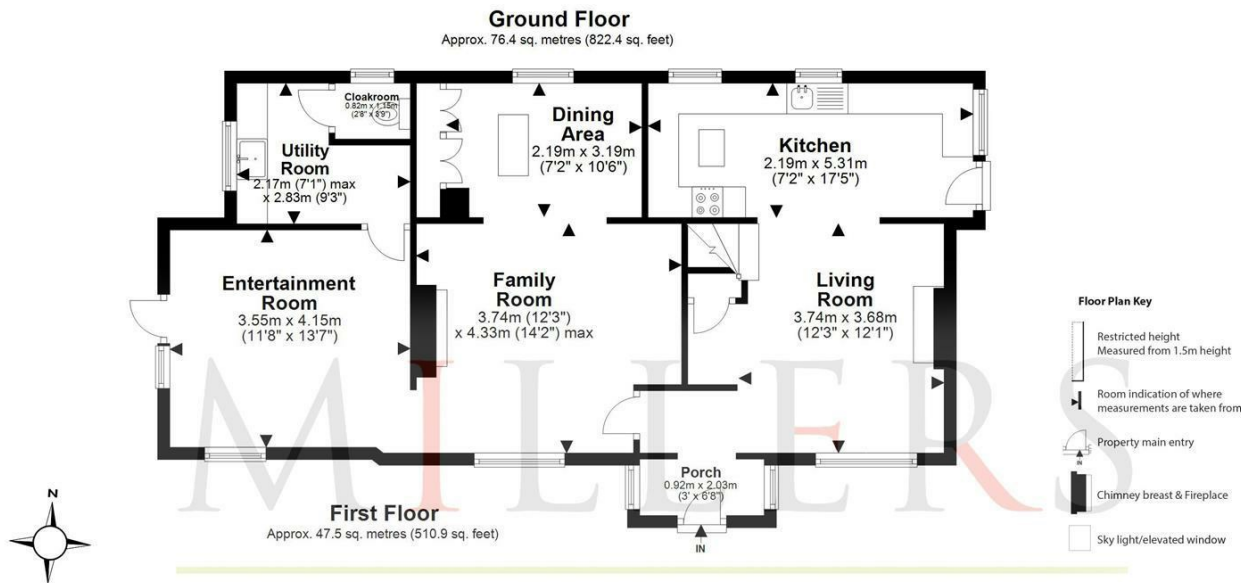
**Bedroom One**  
12'7" x 10'10" (3.84m x 3.30m)

## EXTERNAL AREA

**Raised Decked Area**  
2'4" x 1'5" (0.72m x 0.42m)

**Rear Garden**  
90' x 58' max (27.43m x 17.68m max)

**Front Garden**  
70' x 47' (21.34m x 14.33m)



**Total area: approx. 123.9 sq. metres (1333.3 sq. feet)**

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage. Plan produced using PlanUp.

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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