



Bell Common, Epping
Guide Price £775,000



MILLERS
ESTATE AGENTS

* DETACHED COTTAGE * CIRCA 17th CENTURY *
BELL COMMON LOCATION * SECLUDED POSITION *
WALK TO HIGH STREET * GATED ACCESS *

We are pleased to offer for sale this historic Grade II Listed, weather boarded, detached cottage offering three bedroom accommodation. The property is situated in the heart of Epping on the desirable Bell Common within a short walk to Epping Forest.

The accommodation comprises a wooden front door leading into snug room with exposed wooden beams and original wooden doors which opens into the further accommodation. The living room again features an open brick fireplace with a log burner. There are steps leading down to a lower ground floor kitchen with original wooden units and butler sink. The lower ground floor also offers a family bathroom and a separate utility room.

Stairs ascend to the first floor from the snug room which leads up to a study room which has doors and stairs leading off to the master bedroom with a dressing room and en-suite shower room. There is a second bedroom with a range of built in wardrobes (currently used as a further dressing room) and a third bedroom of the study. Externally the pretty front garden enjoys a lawn area, mature shrubs and laurels bordering. A path leads to the entrance porch and to the side. The rear garden courtyard is laid with stone flags creating a sizable patio area and a storage area with shed. There is a block paved double driveway allowing access to the front behind gates.

Bell Common is located in the highly desirable position off the High Street conveniently placed within a short walk to the shops, restaurants, bars and cafes. Bell Common is also within close proximity to arable farmland and parts of Epping Forest. Epping Town offers excellent local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingw





GROUND FLOOR

Snug Room

10'4" x 12'3" (3.15m x 3.73m)

Living Room

11'11" x 22'5" (3.62m x 6.83m)

Kitchen

8'4" x 12'2" (2.53m x 3.70m)

Utility Room

16'3" x 5'6" (4.96m x 1.67m)

Bathroom

11'10" x 4'8" (3.60m x 1.42m)

FIRST FLOOR

Study Room

9'7" x 12'7" (2.91m x 3.83m)

Bedroom One

11'11" x 12'5" (3.62m x 3.79m)

Walk in Wardrobe

8' x 6'3" (2.44m x 1.91m)

En-suite Shower Room

9'5" x 4'7" (2.87m x 1.40m)

Bedroom Two

8'7" x 9'7" (2.62m x 2.91m)

Bedroom Three

12'7" x 5'2" (3.84m x 1.57m)

EXRTERIOR AREA

Garden: Front

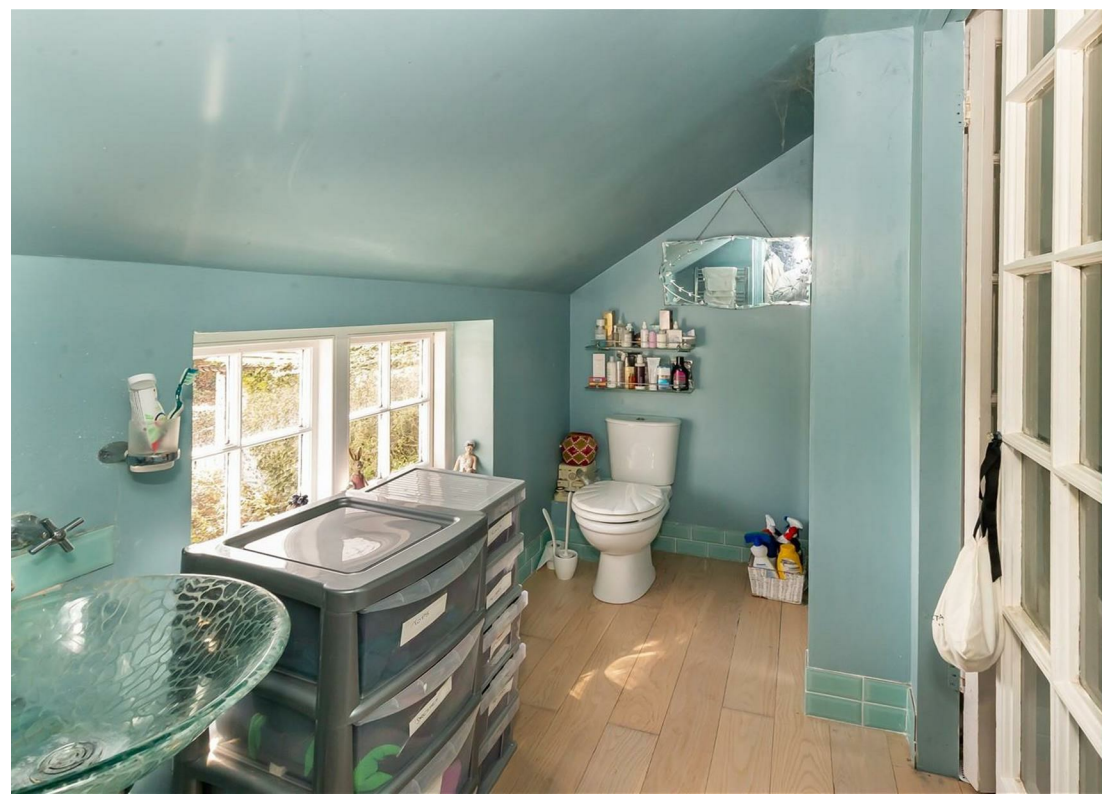
60' x 50' (18.29m x 15.24m)

Garden: Rear (Side)

29' x 9' (8.84m x 2.74m)

Courtyard: Rear

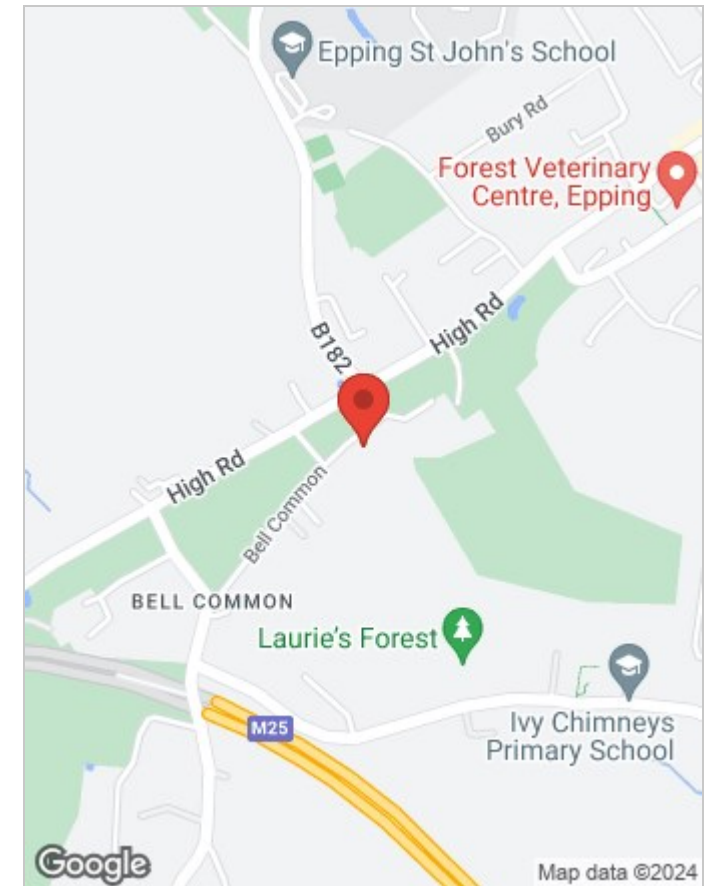
17' x 14' (5.18m x 4.27m)





Total area: approx. 113.6 sq. metres (1223.2 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



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: sales@millersepping.co.uk

www.millersepping.co.uk