



**Epping Road, Epping Green.**

**Guide Price £750,000**



**MILLERS**  
ESTATE AGENTS



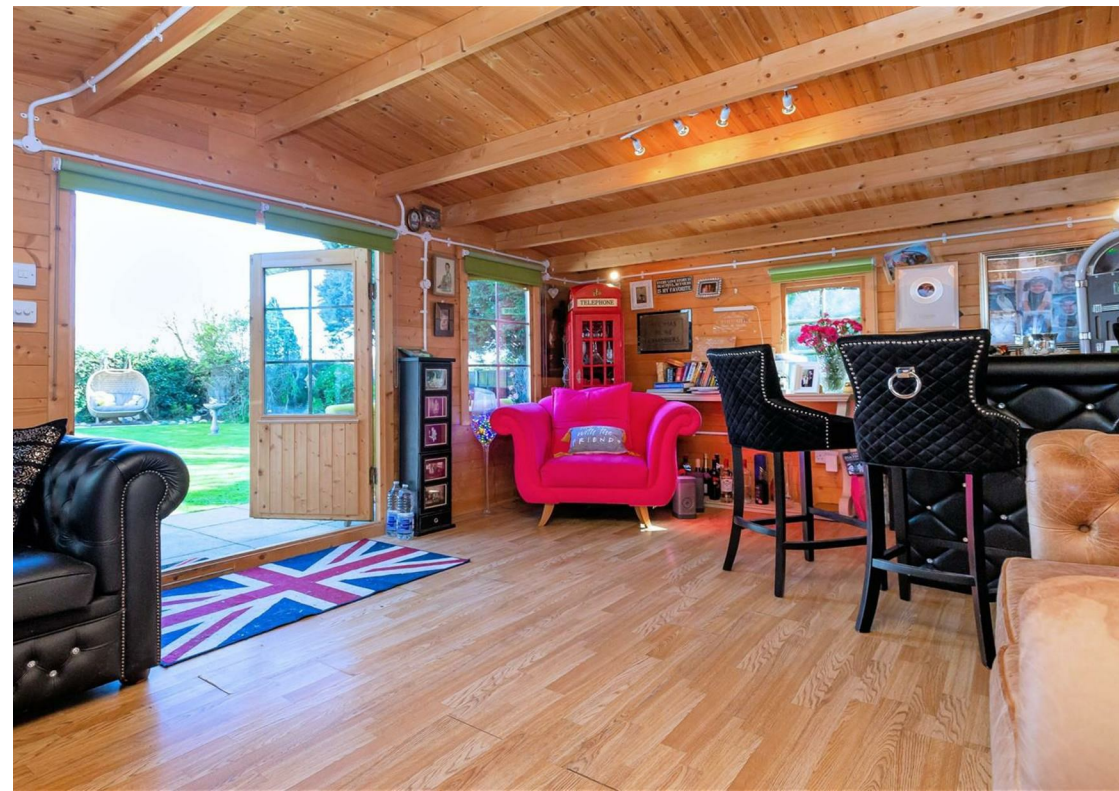
\* PRICE RANGE £750,000 TO £775,000 \*  
CHARACTER & EXTENDED HOUSE \* FOUR  
BEDROOMS \* OPEN PLAN BREAKFAST KITCHEN \*  
VILLAGE LOCATION \* LARGE GARDEN PLOT \*  
SUMMER HOUSE \*1,992.00 SQ FT \*

Delightful position being next door to the village chapel and enjoying views to both front & rear. Sitting opposite arable farmland & backing open countryside. This character, semi-detached, family home provides extended and open-plan family accommodation which is arranged over three floors. The property boasts a large garden plot which is perfect for entertaining which faces in a southerly direction.

The accommodation has been extended & remodelled providing stunning open plan kitchen breakfast room, fitted with a central island, integrated appliances & natural stone flooring. There is a separate living room with feature fireplace, exposed wooden beams and matching flooring. A ground floor shower room & WC, entrance porch & under floor heating to the ground floor. Stairs ascend to the first floor & the landing leads to a master bedroom with built in wardrobes & En-suite shower room. There are two further bedrooms & bathroom (minus the bath). The second floor has the second bedroom, large storage area & En-suite bath & shower room. Externally, there is an attractive frontage with gravelled parking & side access. The rear garden has been designed to offer a stylish & peaceful space for entertaining & outdoor activity - to include, a hot tub, sauna & wooden summer house.

Epping Green village situated on the outskirts of Epping; approx. 3.8 miles to the High Street with shops, cafes, bars, restaurants & the Central Lane underground serving London. There is a popular primary school, arable farmland setting & its ease of access into both Epping & Harlow. The M11 & M25 are also accessible in the local area.

\*\* The Estate Agency Act 1979 (Section 21)  
Disclosure of interest. The vendor of this property has an association with Millers Estate Agent







## GROUND FLOOR

### Porch

4'2" x 3'8" (1.27m x 1.12m)

### Living Room

27'0" x 11'8" (8.22m x 3.56m)

### Kitchen Breakfast Room

22'3" x 13'7" (6.79m x 4.14m)

### Shower Room

13'1" x 3'10" max (3.99m x 1.17m max)

### Dining Area

8'0" x 8'0" (2.44m x 2.43m)

## FIRST FLOOR

### Bedroom One

10'2" x 14'10" (3.10m x 4.51m)

### En-suite Area

5'6" x 2'10" (1.68m x 0.86m)

### Bedroom Three

12'0" x 8'0" (3.65m x 2.43m)

### Bedroom Four

12'6" x 6'7" (3.82m x 2.00m)

### Bathroom

8'2" x 7'2" (2.49m x 2.18m)

## SECOND FLOOR

### Bedroom Two

13'0" x 7'0" (3.97m x 2.13m)

### En-suite Bathroom

10'2" x 3'6" (3.10m x 1.07m)

### Storage

5'8" x 8' (1.73m x 2.44m)

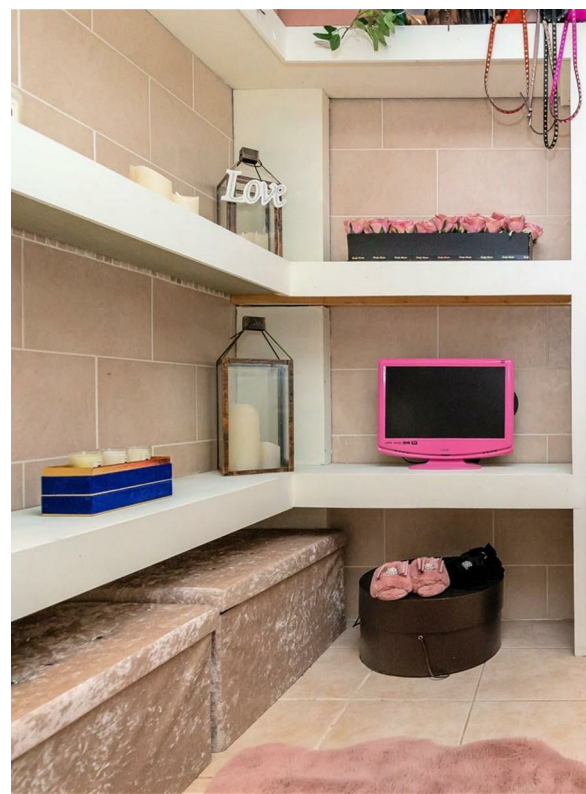
## EXTERNAL AREA

### Rear Garden

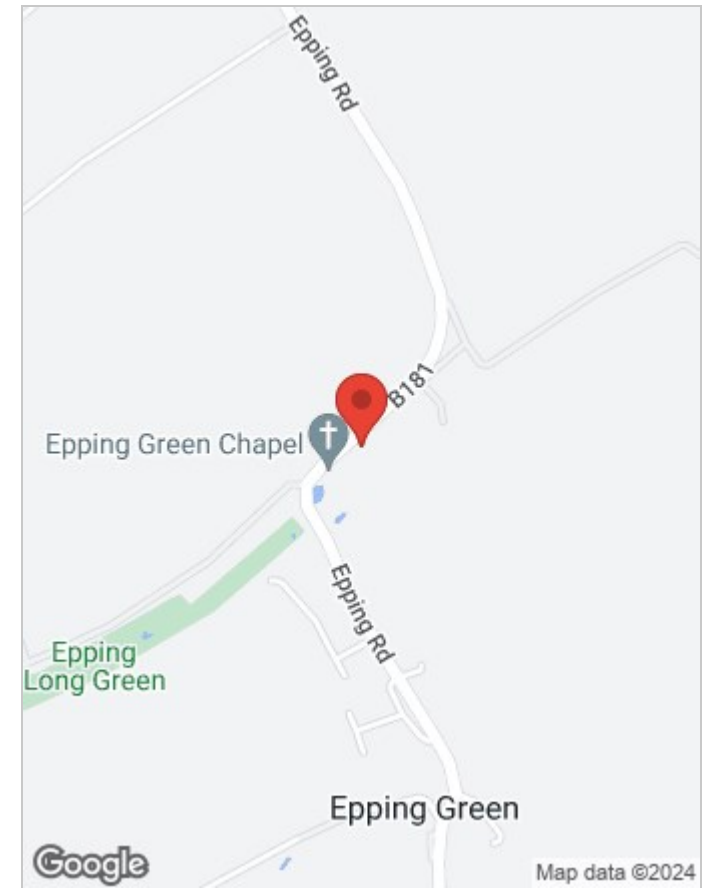
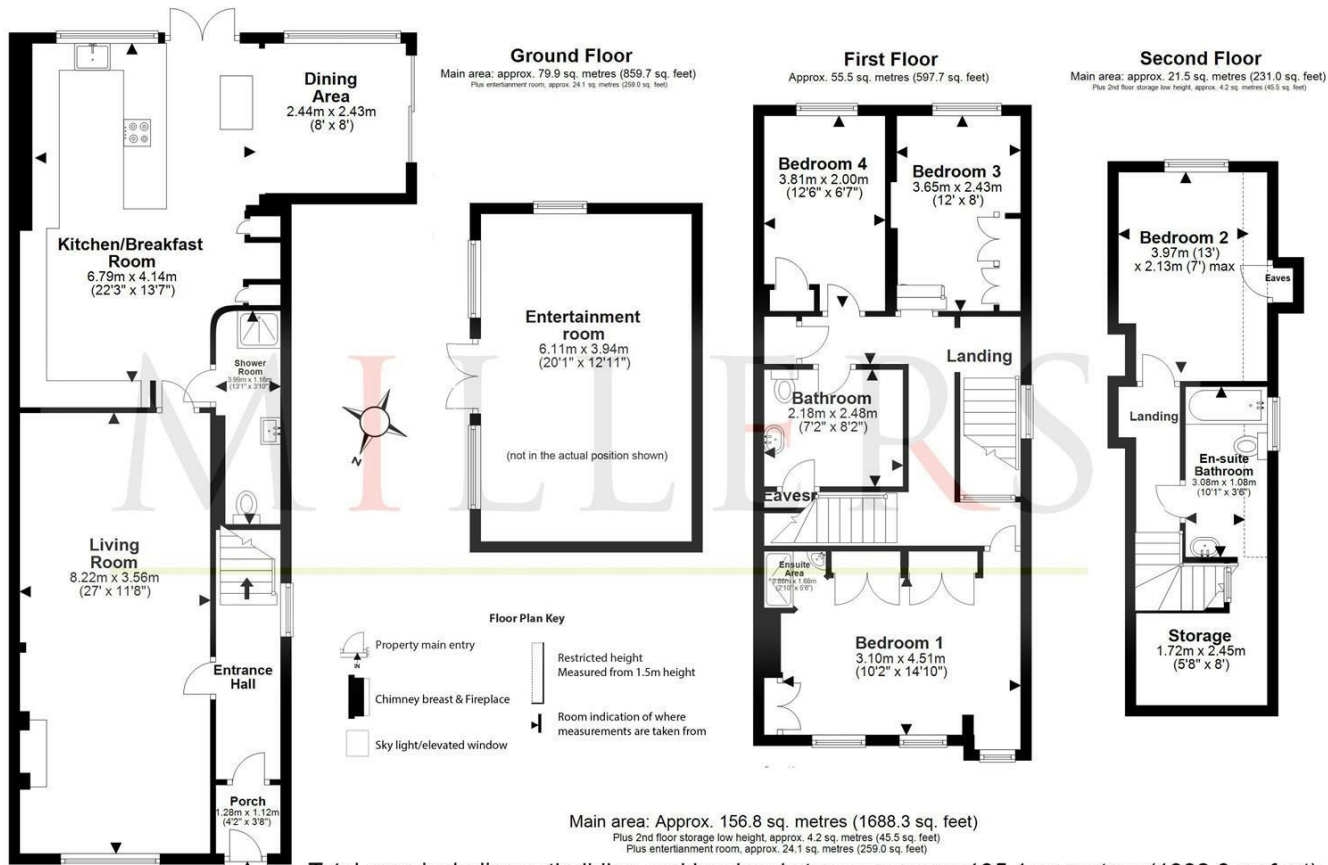
69' x 45' (21.03m x 13.72m)

### Entertainment Room

20'1" x 12'11" (6.12m x 3.94m)







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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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