



Bower Hill, Epping
Guide Price £975,000



MILLERS
ESTATE AGENTS

**** GUIDE PRICE £975,000 - £995,000 ****
DETACHED FOUR BEDROOM CHALET BUNGALOW **
TWO MASTER BEDROOMS SUITES ** SPACIOUS
LOUNGE/DINER ** GREAT GARDEN APPROX 135 FT
**** SHORT WALK TO EPPING STATION ****

A superb extended and remodelled detached chalet bungalow which is in excellent decorative order throughout. The property enjoys two reception rooms, kitchen/breakfast room, four bedrooms and three bathrooms/shower rooms, a 135' rear garden plus a four car drive. Excellent location in central Epping with a short walk to Epping Central Line Station.

On the ground floor the accommodation comprises with a entrance porch, entrance hallway, a front reception room, a spacious lounge/diner with a log burner overlooking the rear garden, a modern high gloss kitchen/diner with a utility area. There are two double bedrooms both with a walk in wardrobe cupboard plus a large four piece bathroom. On the first floor there is an impressive master bedroom with French doors and Juliet balcony giving wonderful views over the rear garden, a good size walk dressing room and En-suite shower room. A further double bedroom and En-suite shower room complete this floor.

Outside the rear garden has a fabulous patio area for AL-fresco dining leading onto an extensive lawn garden with mature tree, shrub and bush borders. There is a timber summer house and a timber garden shed. Side access leads to a block paved driveway allowing off street parking for numerous vehicles.

Bower Hill is a popular residential street which is conveniently placed for the open countryside at Stewards Green and Fluxs Lane. The property is approx. 8 mins walk to Epping Station serving London and a little further to the High Street which a range of shops, restaurants, bars and cafes. Transport links are available for the M25 at Waltham Abbey and the M11 at Hastingwood.





GROUND FLOOR

Entrance Porch

5'2" x 4'11" (1.57m x 1.50m)

Front Living Room

13'4" x 13'2" (4.06m x 4.01m)

Bedroom Four

10'4" x 10'3" (3.16m x 3.13m)

Walk-in Wardrobe

10'0" x 3'3" (3.05m x 1.01m)

Ground Floor Bathroom

10'2" x 6' (3.10m x 1.83m)

Living Room

13'2" x 14'4" (4.02m x 4.37m)

Dining Area

10'4" x 11'9" (3.16m x 3.57m)

Kitchen Breakfast Room

19'6" x 9'10" (5.94m x 3.00m)

Bedroom Three

17'9" x 8'1" (5.41m x 2.46m)

Walk-in Wardrobe

10' x 3'4" (3.05m x 1.02m)

FIRST FLOOR

Bedroom One

14'1" x 19'3" (4.29m x 5.87m)

Walk-in Wardrobe

5'3" x 4'8" (1.60m x 1.42m)

En-suite Shower Room

7'3" x 5'3" (2.21m x 1.60m)

Bedroom Two

12'2" x 10'9" (3.72m x 3.27m)

En-suite Shower Room

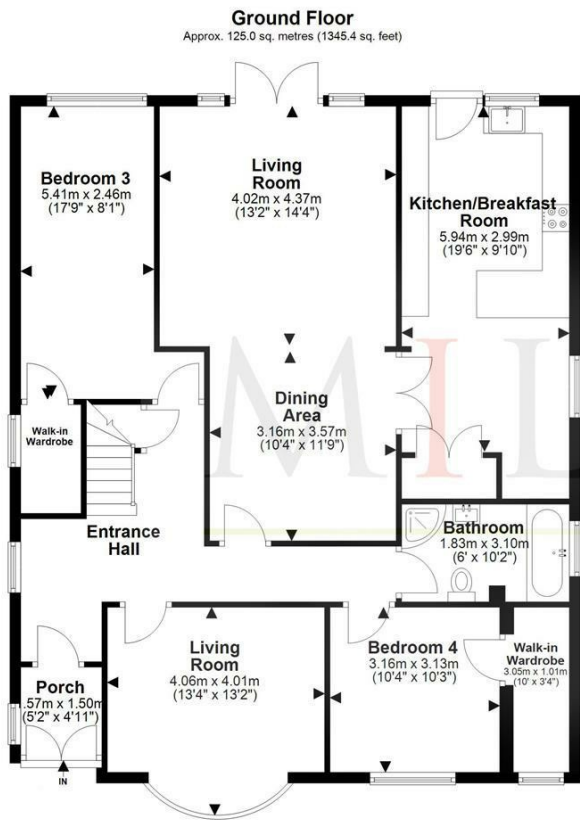
7'3" x 5'3" (2.21m x 1.60m)

EXTERNAL AREA

Front Garden/Driveway

Rear Garden

135' x 50' (41.15m x 15.24m)



Ground Floor
Approx. 125.0 sq. metres (1345.4 sq. feet)

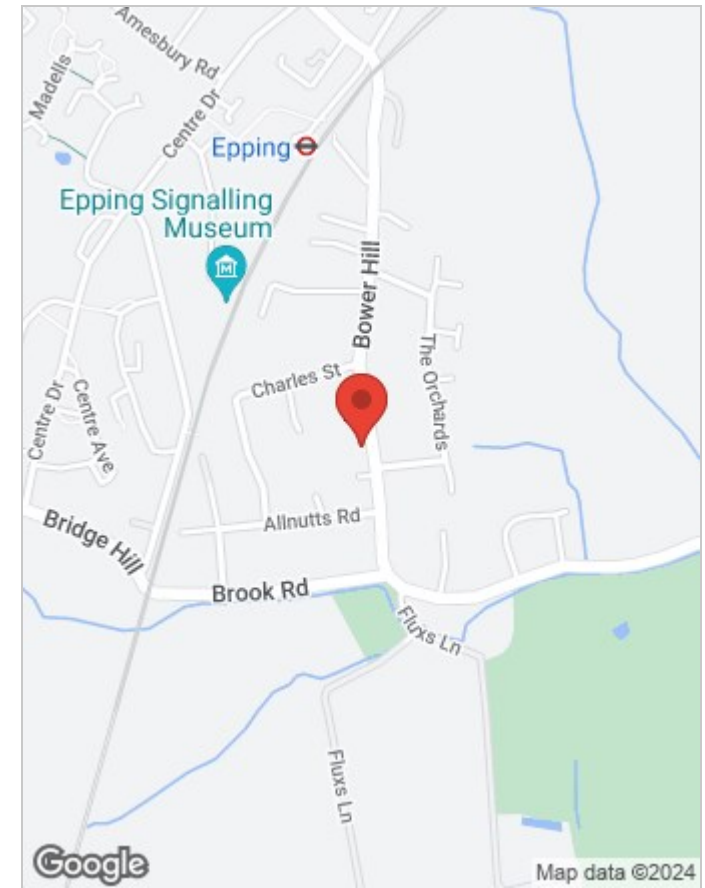


First Floor
Approx. 74.1 sq. metres (797.6 sq. feet)

- Floor Plan Key**
- Restricted height
Measured from 1.5m height
 - Room indication of where measurements are taken from
 - Property main entry
 - Chimney breast & Fireplace
 - Sky light/elevated window

Total area: approx. 199.1 sq. metres (2143.0 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	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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