



Duck Lane, Thornwood.

O.I.E.O £599,995



**MILLERS**  
ESTATE AGENTS

**\* A RARE & DELIGHTFUL COTTAGE \* END TERRACE \* THREE BEDROOMS \* STUNNING VIEWS \* GARAGE & PARKING \* POTENTIAL TO EXTEND (STP) \* NO ONWARD CHAIN \* WEALTH OF CHARM \* GRADE II LISTED \***

A cosy character cottage, rarely available to the market, situated on the outskirts of Epping town, and in the heart of Thornwood; with scenic views to the rear of open countryside and arable farmland. This charming cottage offers a wealth of character throughout, has three double bedrooms, a garage and driveway, two reception rooms and is a short walk to parts of Epping Forest.

The accommodation comprises an entrance with doors leading to a dining room featuring a central fireplace with a wood burner, there is a cosy living room with a feature open fireplace and a generous country kitchen and breakfast room. There is a utility and a separate cloakroom. The first floor landing leads to three double bedrooms and a spacious family bathroom comprising a four-piece suite with white sanitary ware. The pretty gardens to the front are well established, offer a stepping stone garden path, a shingled driveway and single garage. The rear garden features a spacious courtyard and patio area, perfect for outside entertaining. The remained measure approx. 100' and offers mature trees, shrubs and bush borders. Additionally, a summer house or outdoor office is available which currently has a "Bar area". There are two further wooden garden sheds and stunning views to the rear of open fields and grassland.

Thornwood is a small village located within a mile from Epping Town which offers a busy High Street offering a variety of shops, restaurants, cafes, bars and supermarkets. Epping also benefits with a central line station serving London. Thornwood offers access to parts of Epping Forest and has close proximity to the M11 at Hastingwood and the A414 for Chelmsford. \*

**AN INTERNAL VIEWING IS ESSENTIAL TO APPRECIATE THIS WONDERFUL PROPERTY \***





## GROUND FLOOR

### Dining Room

15'4" x 12'6" (4.67m x 3.82m)

### Living Room

15'4" x 9'1" (4.67m x 2.77m)

### Kitchen

7'7" x 12'3" (2.31m x 3.73m)

### Breakfast Room

8'0" x 8'11" (2.43m x 2.71m)

### Utility Room

5'3" x 8'11" (1.59m x 2.71m)

### Cloakroom WC

5'10" x 2'10" (1.78m x 0.86m)

### Pantry

2'10" x 3'6" (0.86m x 1.07m)

## FIRST FLOOR

### Bedroom One

15'4" x 8'11" (4.67m x 2.73m)

### Bedroom Two

12'0" x 8'8" (3.66m x 2.63m)

### Bedroom Three

7'8" x 12'0" (2.33m x 3.65m)

### Bathroom

8'11" x 8'1" (2.72m x 2.46m)

## EXTERNAL AREA

### Garage

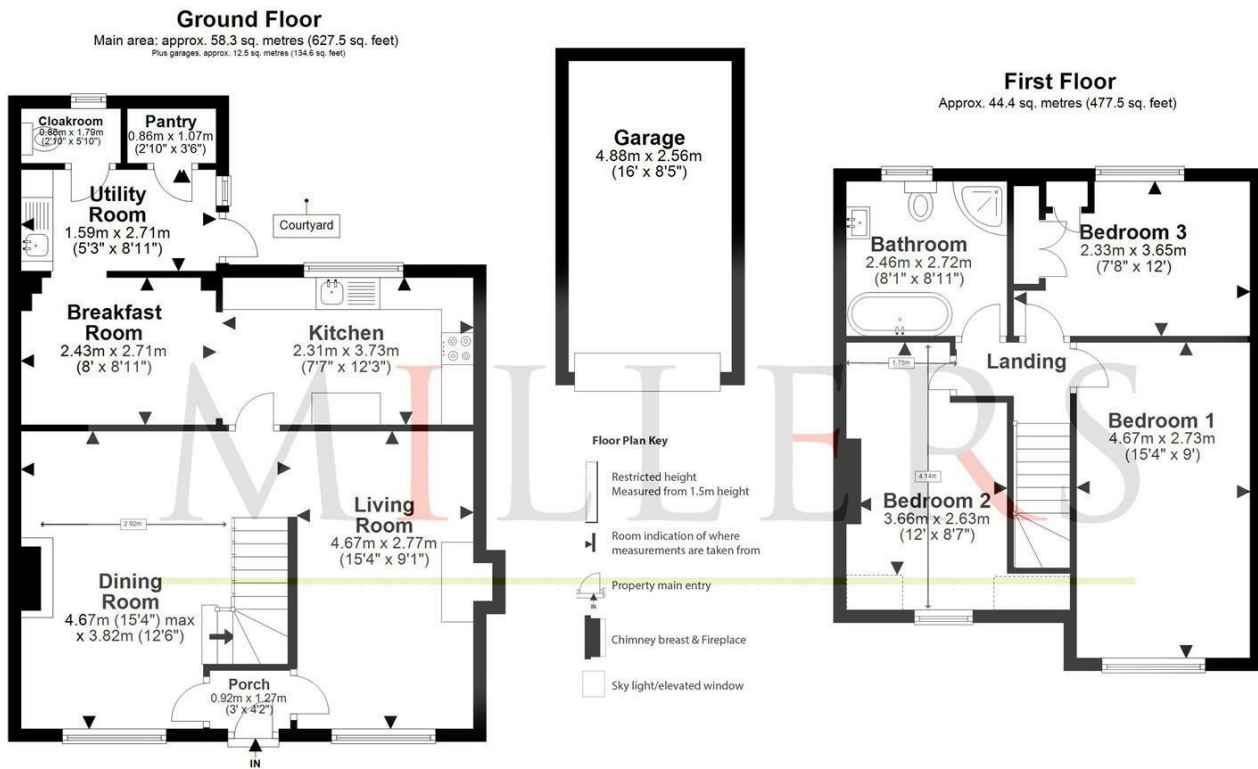
16 x 8'5" (4.88m x 2.57m)

### Rear Courtyard

11 x 7'8" (3.35m x 2.34m)

### Rear Garden

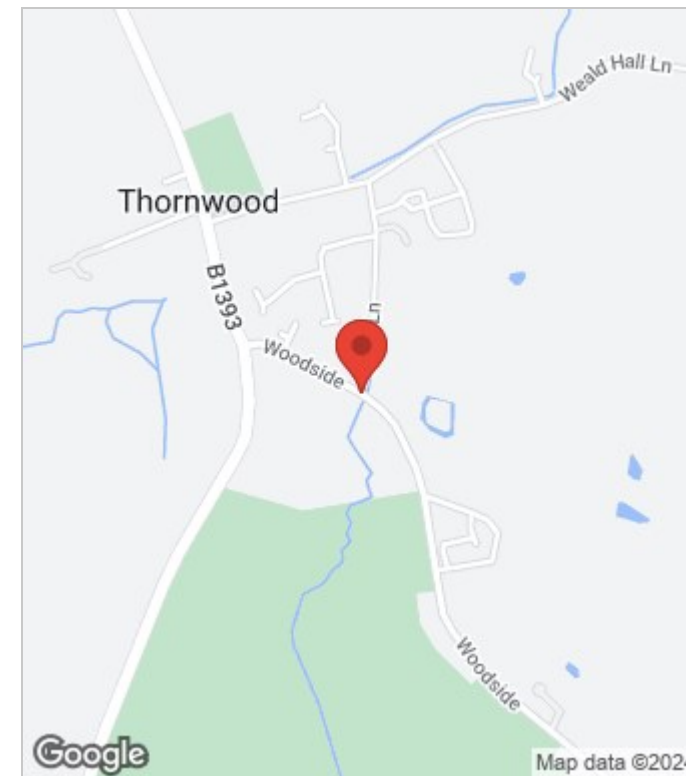
116' x 24'6" (35.36m x 7.47m)



Main area: Approx. 102.7 sq. metres (1105.0 sq. feet)  
Plus garages, approx. 12.5 sq. metres (134.6 sq. feet)

Total area including garage : approx. 115.2sq metres (1239.6sq 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<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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