



Egg Hall, Epping

Price Range £650,000 to £675,000

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MILLERS
ESTATE AGENTS

PRICE RANGE £650,000 - £675,000 * DETACHED FAMILY HOME * QUIET CUL-DE-SAC LOCATION * AVAILABLE CHAIN FREE * GARAGE & OFF-STREET PARKING * POTENTIAL TO EXTEND (STPP) * 10 MINS WALK TO HIGH STREET *

We are pleased to offer this four-bedroom detached house with family accommodation. The property is situated in a quiet cul-de-sac, on the edge of Epping town, close to parts of this Epping Forest and arable farmland. The spacious family accommodation comprising of an entrance porch leading to a good size entrance hallway, a ground floor cloakroom WC, an "L" shaped lounge diner with patio door overlooking the rear garden. There is a large, fitted kitchen with patio doors and built-in appliances. The first floor provides four generous bedrooms and a family bathroom comprising a three-piece suite with white sanitary ware.

Externally the front garden is mainly laid to lawn, has various shrubs and border. There is a side access to the rear and off-street parking which leads to an integral garage. The rear garden is mainly laid to lawn, has flower, tree, and shrub borders, and offers a patio area to the immediate rear.

Egg Hall is located within a short walk of the High Street with all of its shops, bars, cafes and restaurants. It is also within close proximity to arable farmland and parts of Epping Forest. Epping Town offers excellent local schooling via 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 Hastingwood or the A414 to Chelmsford.

AGENT'S NOTE The house is of steel-framed build (believed to be Trusteel) and is therefore considered by mortgage lenders to be of 'non-traditional construction'. We recommend all interested parties check with their lender or broker whether this has any effect on their lending criteria.

The sellers instigated a condition report in June 2023, can be shared upon request.





GROUND FLOOR

Entrance Porch

6'1" x 3'5" (1.85m x 1.04m)

Cloakroom WC

5'10" x 2'11" (1.78m x 0.89m)

Living Room

12'2" x 18'3" (3.71m x 5.55m)

Dining Room

9'9" x 12'10" (2.98m x 3.91m)

Kitchen Breakfast Room

10'7" x 16'8" (3.23m x 5.08m)

FIRST FLOOR

Bedroom One

10'11" x 14'8" (3.32m x 4.46m)

Bedroom Two

10'10" x 11'2" (3.29m x 3.41m)

Bedroom Three

11'0" x 8'10" (3.36m x 2.68m)

Bedroom Four

8'11" x 8'7" (2.72m x 2.61m)

Family Bathroom

7'9" x 5'7" (2.36m x 1.70m)

EXTERNAL AREA

Driveway

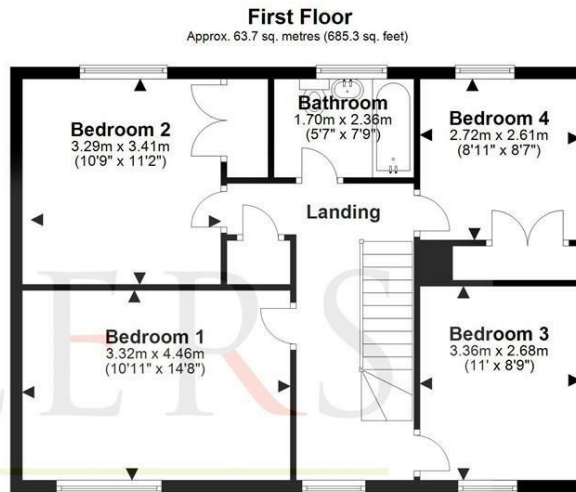
Garage

19' x 8'5" (5.79m x 2.57m)

Rear Garden

46' x 28' (14.02m x 8.53m)



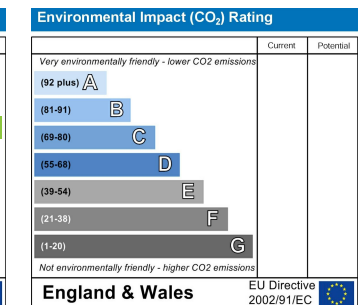
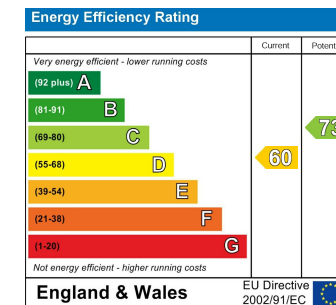
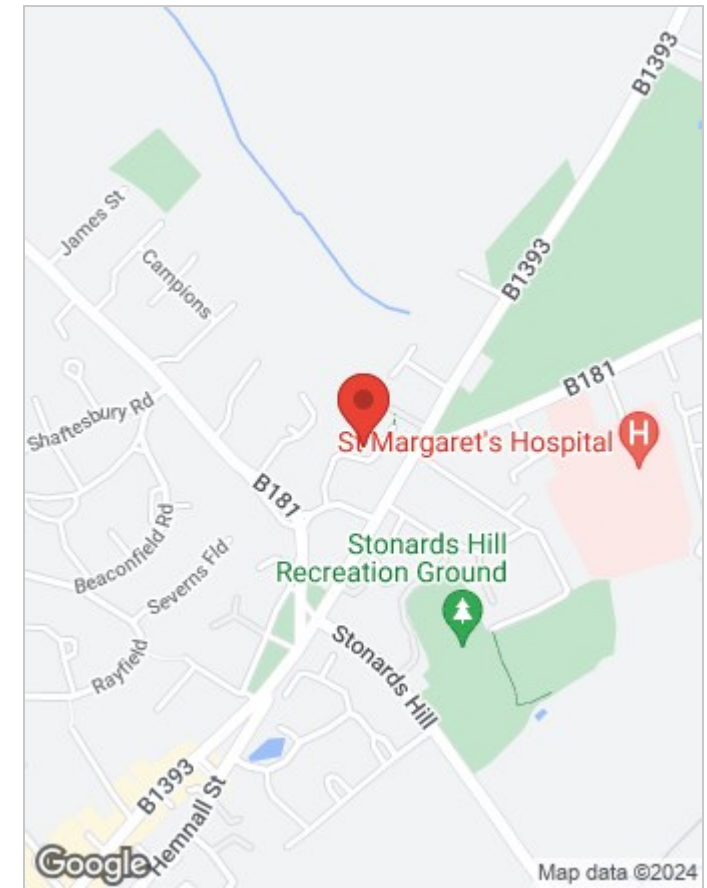


Main area: Approx. 126.4 sq. metres (1360.6 sq. feet)
Plus garages: approx. 14.4 sq. metres (154.7 sq. feet)

Total area including garages and outbuildings: approx. 140.8 sq metres (1515.3 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.

- 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



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.