



**Tysea Hill, Stapleford Abbots.**

**Guide Price £700,000**

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**MILLERS**  
ESTATE AGENTS

**\* FABULOUS EXTENDED HOME \* REMODELLED & REFURBISHED \* BACKING ONTO OPEN FIELDS \* MAIN BEDROOM WITH EN-SUITE & DRESSING ROOM \* OPEN PLAN KITCHEN/DINING ROOM \* OFF STREET PARKING \* APPROX. 1,653.00 SQ FT VOLUME \***

A spectacular end terraced family home which has been refurbished and remodelled throughout. The property is in excellent condition throughout has two reception rooms, kitchen, dining room, utility room and ground floor cloakroom, master bedroom with en-suite and dressing room, two further double bedrooms and bathroom. In addition there is a three/ four car driveway to front and a large rear garden backing onto open fields.

This amazing home has been extended and has accommodation comprises with a welcoming entrance porch leading to a spacious lounge with a superb feature brick chimney breast and log burner also benefitting with wood effect flooring, double doors lead onto a light and airy dining room with bi fold doors overlooking the rear garden, opening onto a fully fitted kitchen with breakfast bar, there is a separate utility room and ground floor cloakroom. In addition there is a second reception room which could be used as a fourth bedroom if needed. Upstairs there is a master bedroom with stylish contemporary en-suite shower room plus a unique dressing room via stairs to the loft area. There are a further two double bedrooms and a stunning four piece bathroom suite with beautiful tiled walls and floor.

Outside: The front garden has block paving to allow off street parking for several vehicles, there are security posts for added security and laurel hedges. The rear garden has a large porcelain tiled patio area with glazed balustrades, an extensive lawn area backing onto open field to the rear with far reaching views.

Tyse Hill is situated in the delightful village of Stapleford Abbots which offers country living but is well placed for a wide range of amenities in Brentwood (3.7 miles), Theydon Bois (6.7 miles) and Epping (6.7 miles).





## GROUND FLOOR

**Porch**  
5'11" x 4'11" (1.80m x 1.50m)

**Living Room**  
21'2" x 17'0" (6.45m x 5.19m)

**Family Room**  
11'0" x 10'5" (3.35m x 3.18m)

**Dining Room**  
10'3" x 16'5" (3.13m x 5.00m)

**Kitchen**  
12'3" x 10'8" (3.73m x 3.25m)

**Utility Room**  
8'1" x 10'8" (2.46m x 3.26m)

**Cloakroom**  
4'7" x 3' (1.40m x 0.91m)

## FIRST FLOOR

**Bedroom One**  
13'3" x 10'7" (4.04m x 3.22m)

**En-suite Shower Room**  
7'3" x 4'8" (2.21m x 1.42m)

**Dressing Room**  
5'2" x 10'7" (1.57m x 3.22m)

**Bedroom Two**  
12'4" x 13'9" (3.75m x 4.20m)

**Bedroom Three**  
8'5" x 17'6" (2.57m x 5.34m)

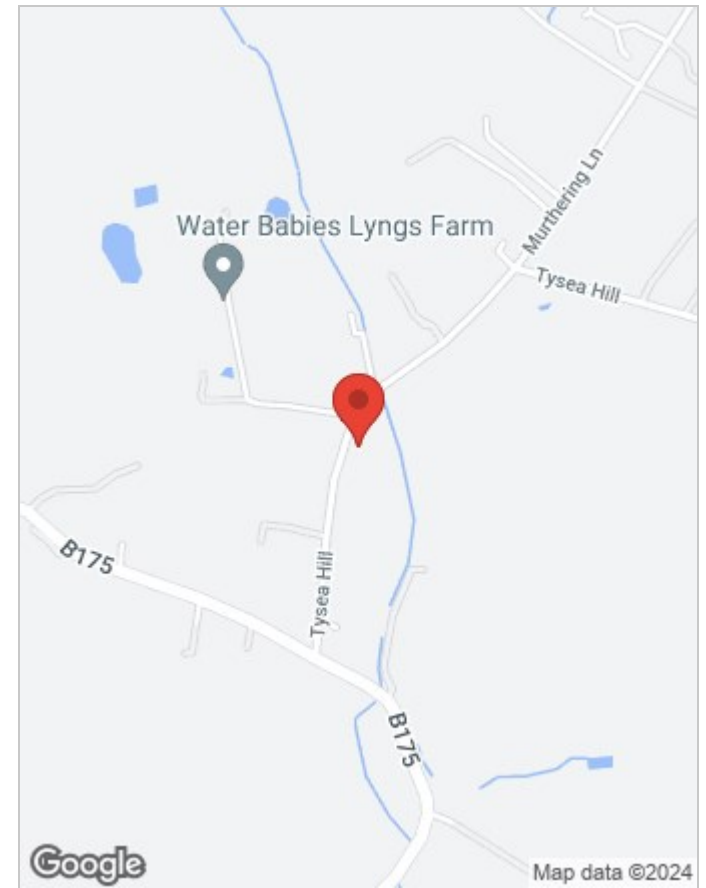
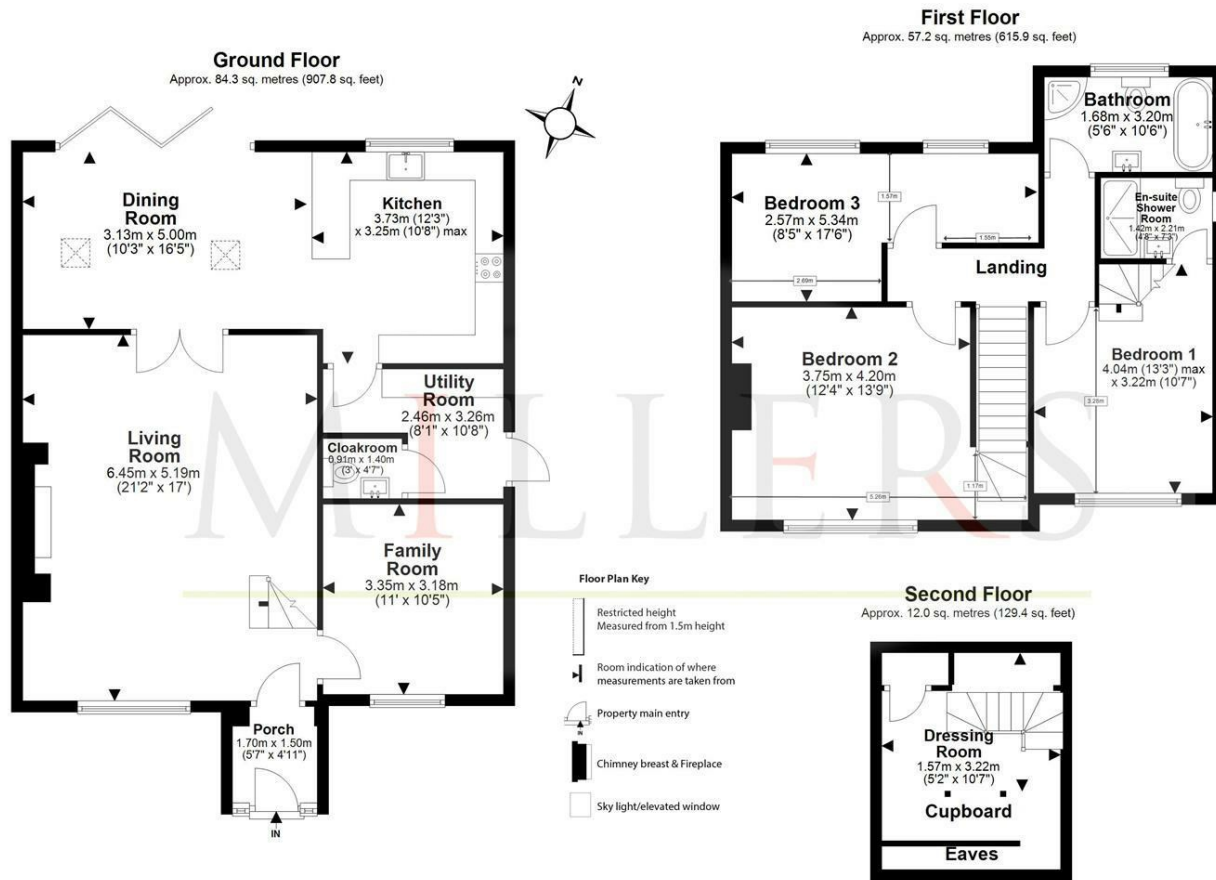
**Bathroom**  
10'6" x 5'6" (3.20m x 1.68m)

## EXTERIOR

**Front Garden**

**Front Driveway for Off Street Parking**

**Rear Garden**  
94' x 37' (28.65m x 11.28m)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>100</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</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		
England & Wales		EU Directive 2002/91/EC	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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