



Cumley Road, Toot Hill

Asking Price £950,000



MILLERS
ESTATE AGENTS

* EXTENDED DETACHED FAMILY HOME * OPEN PLAN LIVING AREA * QUIET CUL DE SAC * SURROUNDING BY OPEN COUNTRYSIDE * AMPLE PARKING * REFURBISHED THROUGHOUT *

Situated in the charming village of Toot Hill, this extended detached family home on Cumley Road has been fully refurbished by the current owners. Boasting a total of 4 bedrooms, 2 bathrooms and a spacious open plan living area this property offers ample space for a growing family.

Upon entering, you are greeted by a welcoming entrance hallway leading to 2 reception rooms, including a spectacular lounge that seamlessly flows into a fully fitted kitchen and dining area. The ground floor also features a convenient cloakroom, a small study for those working from home, and a converted garage that now serves as a large utility room.

Upstairs, the property continues to impress with a master bedroom complete with a dressing room and en-suite shower room, along with three additional bedrooms and a family bathroom. The layout is thoughtfully designed to cater to modern family living.

Outside, the property truly shines with a front garden boasting a gravel carriage driveway providing parking for up to 4 vehicles. The 44' side garden offers further potential, subject to planning permission, while the rear garden is a peaceful retreat with a patio area, expansive lawn, mature shrubs and trees, and various outbuildings.

Situated in a quiet cul de sac and adjacent to open countryside, this home offers a tranquil escape from the hustle and bustle of city life. With its picturesque surroundings and tasteful refurbishments throughout, this property on Cumley Road is a rare find that promises a comfortable and idyllic lifestyle for its new owners. Toot Hill village is located in the heart of the Essex countryside and provides a semi-rural lifestyle. It is situated between the larger towns of Epping (approx. 4 miles to the east) and Ongar (approx. 3.4 miles west).





GROUND FLOOR

Porch

3'2" x 7'1" (0.97m x 2.16m)

Cloakroom WC

9'7" x 2'9" (2.92m x 0.84m)

Living Room

24'0" x 12'4" (7.31m x 3.75m)

Breakfast Kitchen & Dining Room

21'9" x 20'9" (6.63m x 6.33m)

Study Room

4'11" x 9'7" (1.51m x 2.93m)

Utility Room

23'4" x 7'11" (7.12m x 2.41m)

FIRST FLOOR

Bedroom One

10'9" x 14'4" (3.28m x 4.37m)

Walk-in Wardrobe

6' x 4'8" (1.83m x 1.42m)

En-suite Shower Room

6' x 5'7" (1.83m x 1.70m)

Bedroom Two

11'4" x 10'11" (3.46m x 3.32m)

Bedroom Three

13'0" x 12'5" (3.97m x 3.78m)

Bedroom Four

6'0" x 8'0" (1.83m x 2.44m)

Bathroom

5'9" x 6'1" (1.75m x 1.85m)

EXTERNAL AREA

Carriage Driveway

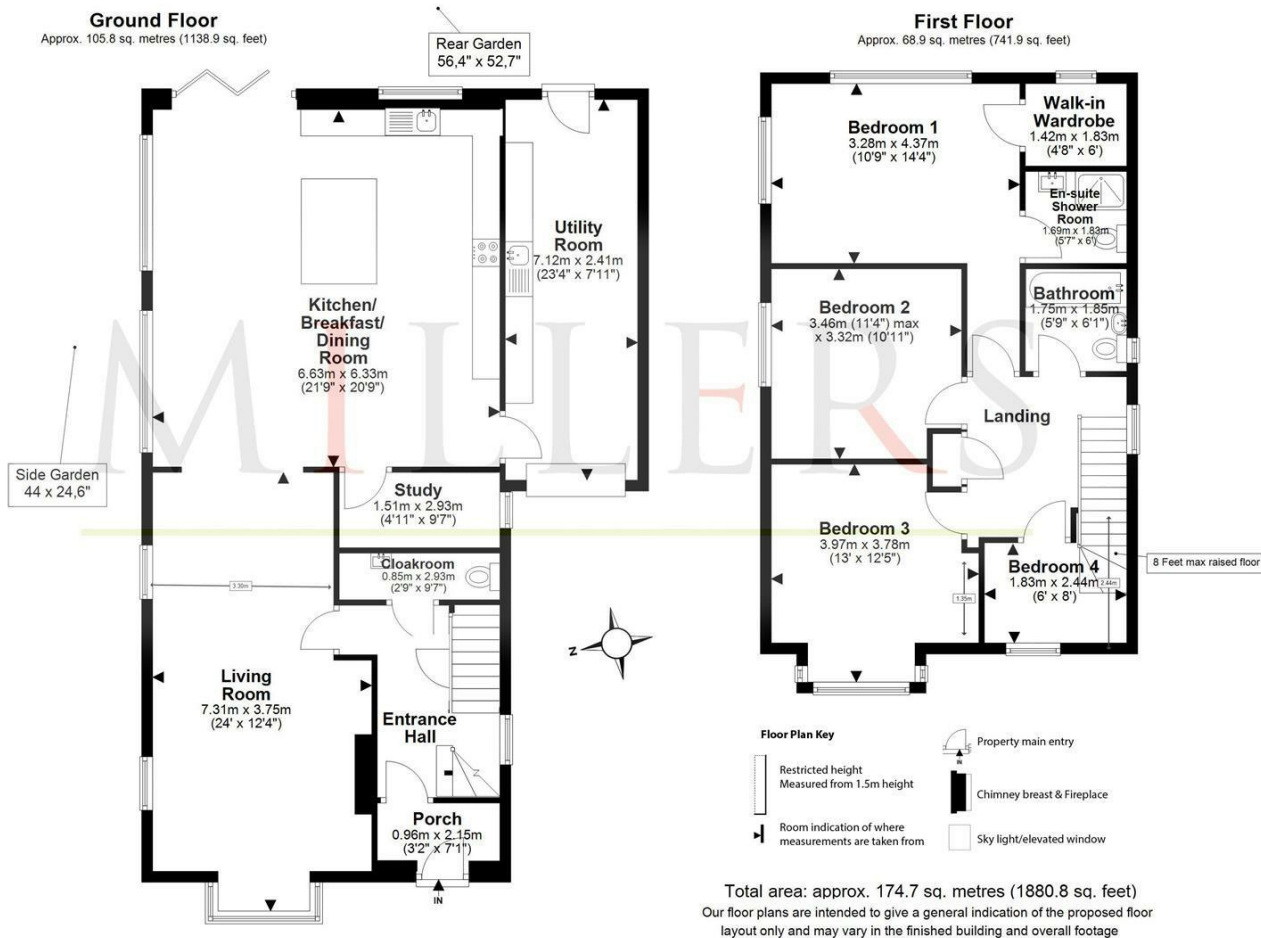
Rear Garden

56'4 x 52'7 (17.17m x 16.03m)

Side Garden

44' x 24'6 (13.41m x 7.47m)





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ 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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