



Duck Lane, Thornwood

Price Range £575,000

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MILLERS
ESTATE AGENTS

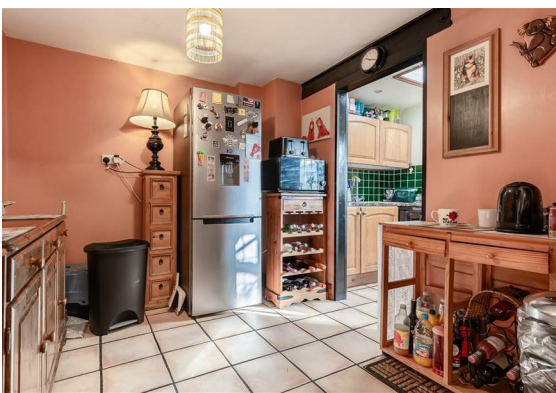
* PRICE RANGE £575,000 - £600,000 * A RARE & DELIGHTFUL COTTAGE * END TERRACE * THREE BEDROOMS * STUNNING VIEWS * GARAGE & PARKING * POTENTIAL TO EXTEND (STP) * WEALTH OF CHARM * GRADE II LISTED * NO ONWARD CHAIN *

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)

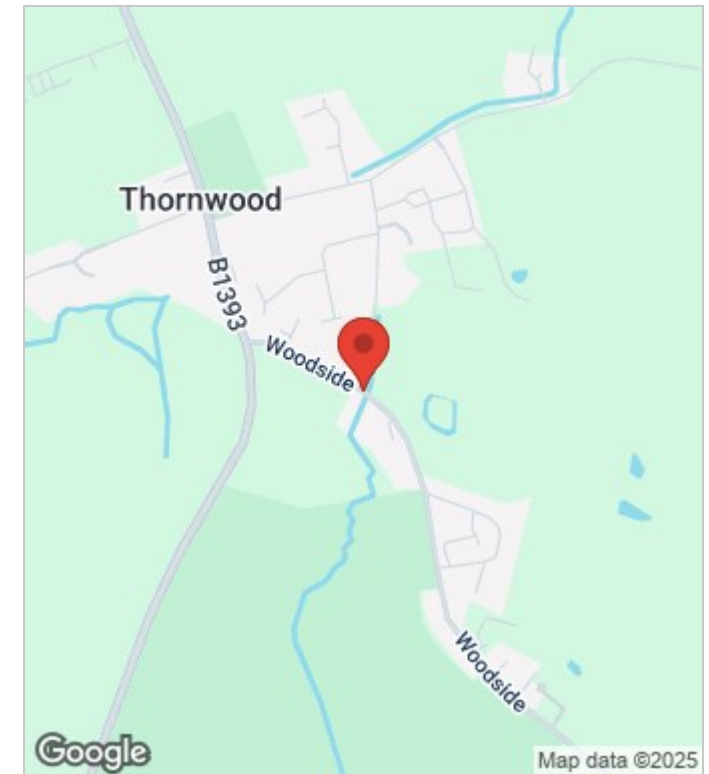
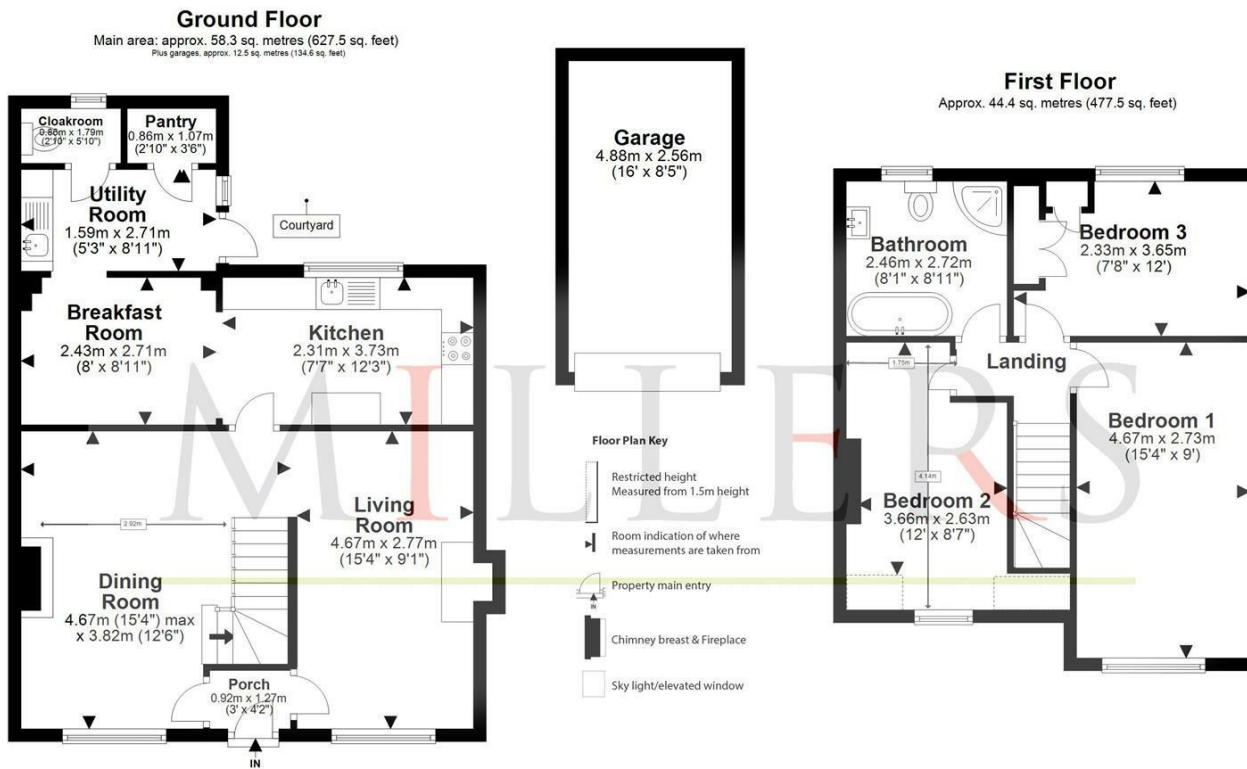
Rear Courtyard

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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	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	74	England & Wales	EU Directive 2002/91/EC	

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