



Upshirebury Green, Upshire.

Asking Price £775,000



MILLERS
ESTATE AGENTS

"Laundry Cottage" is a beautifully presented, recently renovated semi-detached house that seamlessly blends character with contemporary style. This exceptional property offers a relatively private rural lifestyle while being just a short drive from the train stations in Epping, Theydon Bois, and Loughton, making it convenient for commuting to London. It is ideally situated in the village of Upshire, on the borders of the historic market town of Epping, as well as the scenic areas of Epping Forest and High Beech.

The attractive entrance features secure electric gates, leading to ample parking space for several vehicles. The ground floor includes a snug sitting room with a fireplace and stairs that ascend to the first floor. Next, you'll find a beautifully presented breakfast kitchen equipped with a variety of fitted cupboards, contrasting worktops, a breakfast bar, integrated appliances, and elegant wooden flooring.

The kitchen opens into a dining room, which leads to a luxurious ground-floor bathroom and a stylish main living room. Contemporary bi-folding doors enhance the living space, providing a seamless connection to the landscaped garden. Additionally, there is a vaulted reception room that includes an outstanding en-suite bath and shower, offering flexibility for use as a fourth bedroom if needed.

The first-floor landing leads to three well-appointed bedrooms, each featuring storage cupboards or wardrobes. A handy WC upstairs ensures convenience during the night. The south-westerly facing gardens boast a paved sun terrace, a post and rail fence, lush green grass, and breathtaking views of the surrounding countryside.

Upshire is situated between Epping, Loughton and historic Waltham Abbey. All are within a short drive of approx. 3 miles and provide a great choice of schools, shops, restaurants and bars. London can be reached via the Central Line at Epping, Theydon and Loughton. The M25 is accessible from Waltham Abbey and the M11 connect to Cambridge.





GROUND FLOOR

Living Room

17'7" x 11'4" (5.36m x 3.46m)

Vaulted Bed Four

17'7" x 9'9" (5.36m x 2.97m)

En-suite Bathroom

9'9" x 9'7" (2.97m x 2.92m)

Dining Area

8'1" x 9'10" (2.46m x 3.00m)

Kitchen Breakfast Room

11'11" x 12'9" (3.63m x 3.89m)

Snug

11'11" x 12'9" (3.63m x 3.89m)

Bathroom

8'1" x 7'8" (2.46m x 2.34m)

Utility Area

3'1" x 2'2" (0.95m x 0.65m)

FIRST FLOOR

Bedroom One

10'8" x 9'10" (3.25m x 3.00m)

Bedroom Two

9'11" x 9'9" (3.03m x 2.98m)

Bedroom Three

8'1" x 8'10" (2.46m x 2.68m)

Separate Toilet

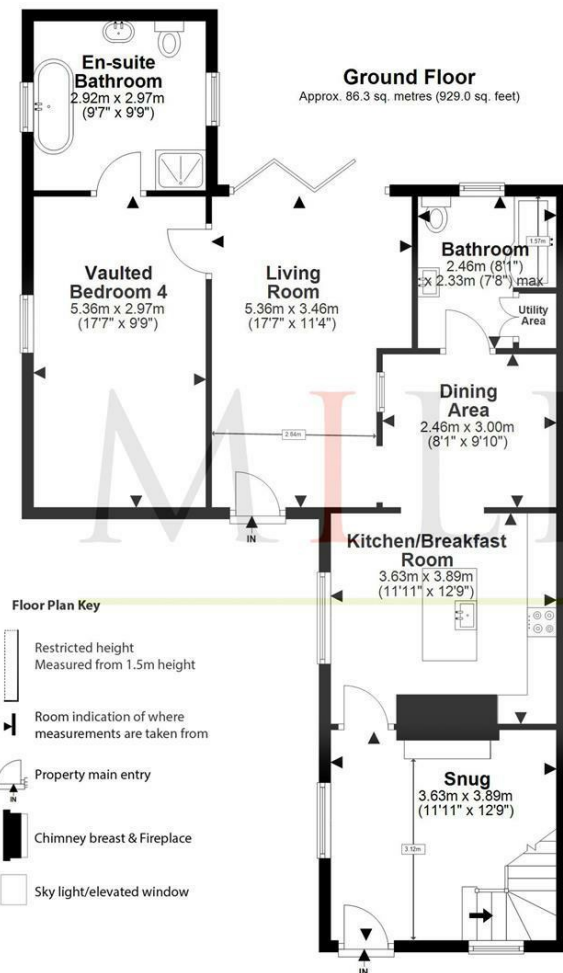
2'9" x 2'6" (0.84m x 0.76m)

EXTERNAL AREA

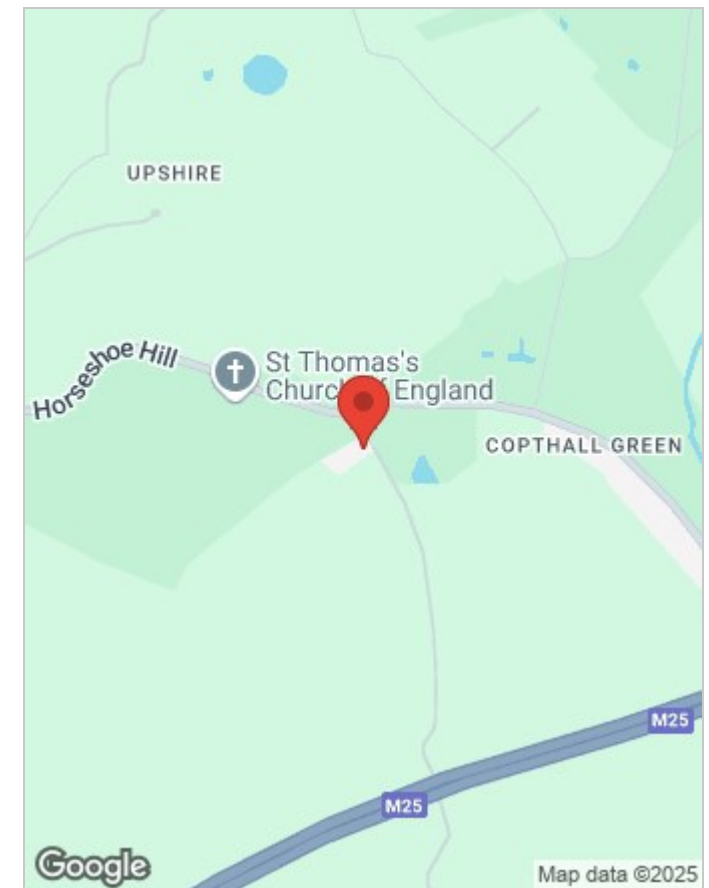
Rear Garden

97'9" x 32' (29.79m x 9.75m)





Total area: approx. 122.1 sq. metres (1314.4 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



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.

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	81	England & Wales	EU Directive 2002/91/EC	