



Hill Hall, Theydon Mount, Epping
Price Range £800,000

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MILLERS
ESTATE AGENTS

* PRICE RANGE: £800,000 to £850,000 * Nestled within the historic grounds of Hill Hall in Theydon Mount, Epping, this charming three-bedroom residence offers a unique blend of heritage and modern living. The property is set within a Grade II listed house, which is arranged over three spacious floors, providing ample room for both relaxation and entertainment.

As you enter, you will be greeted by the character and elegance that this historic home exudes. The generous living spaces are perfect for family life, while the well-appointed bedrooms offer a peaceful retreat at the end of the day. The property benefits from a garage and an additional parking space, ensuring convenience for residents and guests alike.

The accommodation consists of a bedroom with storage to the second floor. The first floor provides two further well proportioned bedrooms to which both have en-suites bathrooms. The ground floor consists of long corridor style hallway, ground floor cloakroom. There is a lovely bright lounge/diner and a beautifully presented contemporary kitchen/breakfast room with a range of integrated appliances.

One of the standout features of this home is the extensive and stunning communal grounds that surround it. These beautifully maintained gardens provide a serene environment, ideal for leisurely strolls or enjoying a quiet moment outdoors. This also includes communal tennis courts. Located just a short drive from Epping station, this property offers excellent transport links, making it an ideal choice for commuters seeking a tranquil retreat away from the hustle and bustle of city life.

This residence not only provides a comfortable living space but also a unique opportunity to be part of a historic community. With its blend of charm, convenience, and character, this property is a must-see for those looking to embrace a lifestyle steeped in history while enjoying modern amenities.





GROUND FLOOR

Cloakroom

5'7 x 5' (1.70m x 1.52m)

Kitchen Breakfast Room

11'9" x 17'0" (3.59m x 5.17m)

Living Room

11'6" x 22'9" (3.50m x 6.94m)

FIRST FLOOR

Bedroom One

12'2" x 14'7" (3.71m x 4.45m)

En-suite Bathroom

8'9" x 8'1" (2.67m x 2.46m)

Bedroom Two

15'11" x 17'1" (4.85m x 5.20m)

En-suite Shower Rm (max)

7'7" x 7'4" (2.31m x 2.24m)

SECOND FLOOR

Bedroom Three

7'9" x 17'9" (2.37m x 5.40m)

Storage Space

7'9" x 3'5" (2.36m x 1.04m)

Courtyard

40'0 x 10'0 (12.19m x 3.05m)

Garage

18'9 x 9'5 (5.72m x 2.87m)

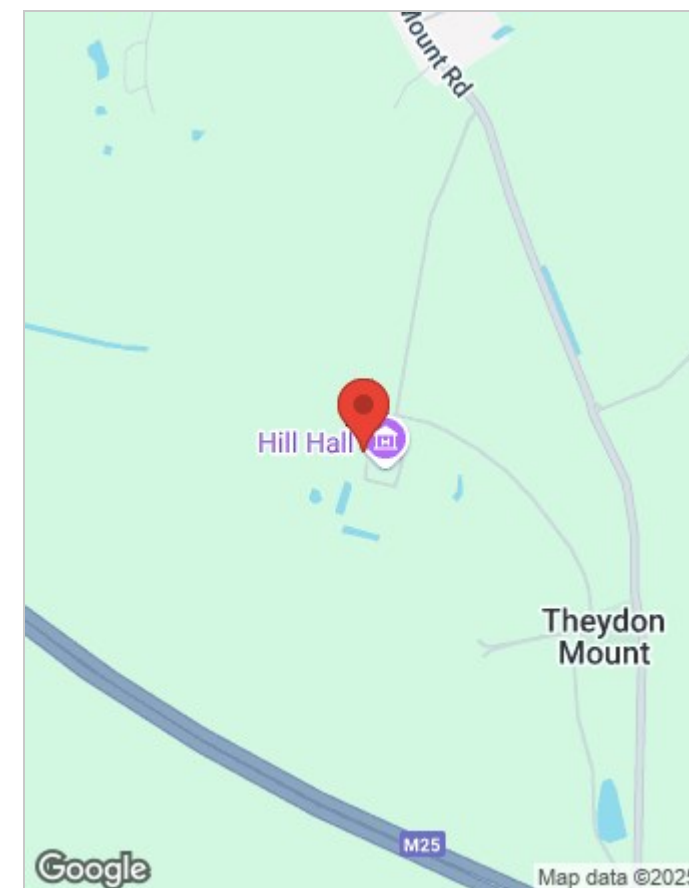
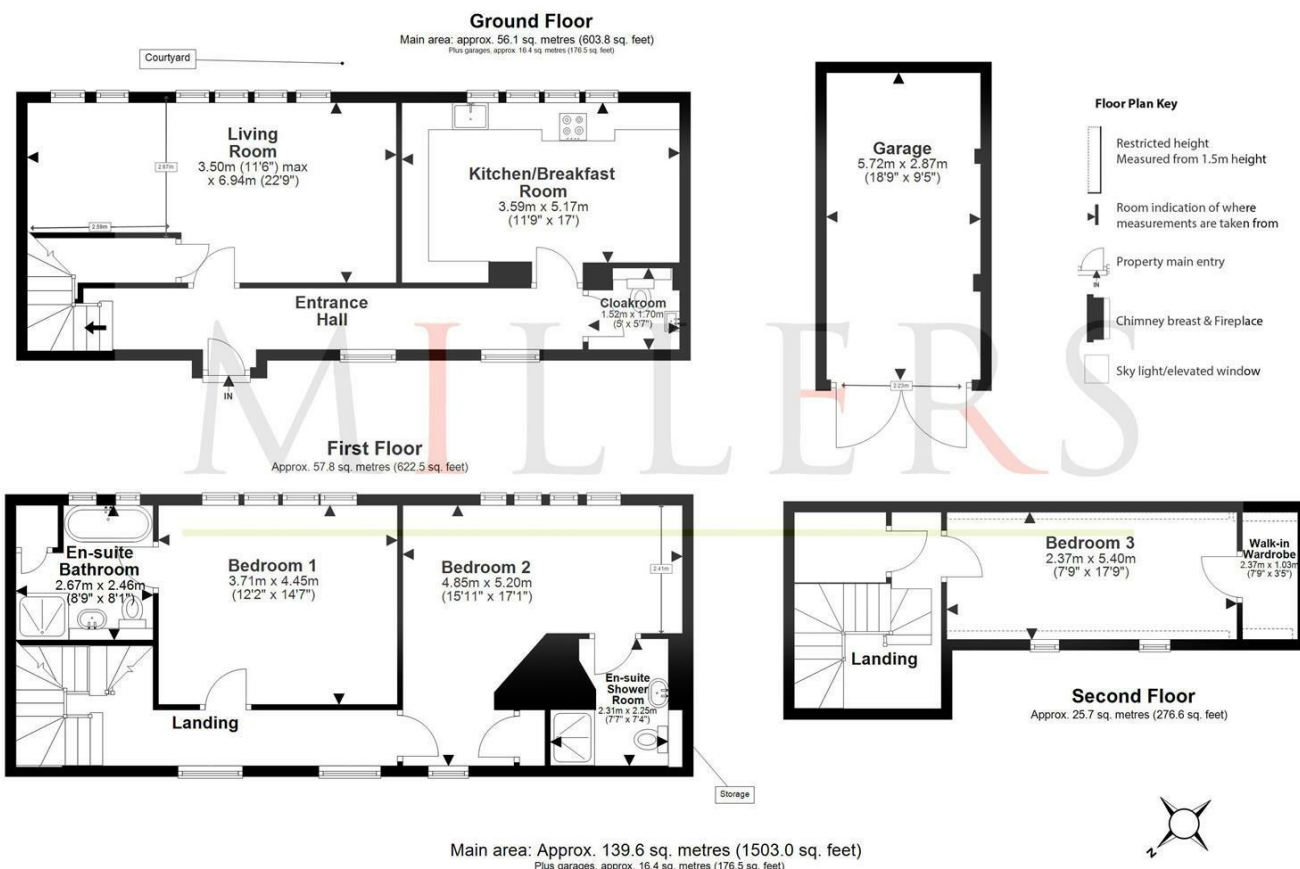
Allocated Parking Space

Communal Grounds

Communal Visitors Parking

Communal Tennis Courts





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		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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