



**The Orchards, Epping**  
**Guide Price £825,000**

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**MILLERS**  
ESTATE AGENTS

**\* DETACHED BUNGALOW \* ATTRACTIVE PROPERTY \* GARAGE & DOUBLE DRIVEWAY \* POPULAR LOCATION \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* KITCHEN BREAKFAST ROOM \***

This generous detached bungalow is located in the desirable area of The Orchards, a sought-after development that backs onto arable farmland. The property includes a garage and a block-paved driveway with ample parking, and it is within a short walk to Epping station, which serves London. Please note that properties in The Orchards are typically rare to the market, so we encourage potential buyers to express their interest as soon as possible.

The delightful bungalow features a large entrance porch that leads to the inner hallway. From here, doors provide access to a cozy lounge/family room with a dining area, as well as a kitchen breakfast room. The kitchen is equipped with a range of units, contrasting worktops, and an inset oven, hob, and extractor. At the rear of the property, there's a family TV room, a perfect space for relaxation or quiet reading.

A ground-floor bathroom is finished with a three-piece suite and white sanitary ware. There are two spacious bedrooms on the ground floor, while the first floor boasts a large master bedroom with an en-suite shower room and ample storage.

The well-tended garden faces due east, enjoying plenty of morning sunshine. It features a stone patio area, a large lawn, and a magnificent oak tree. This lovely bungalow is ready to move into and enjoy, making it a truly beautiful property!

The Orchards is located in a highly desirable position off Bower Hill which is conveniently placed within a short walk to Epping Station. Being also within a close proximity to arable farmland and parts of Epping Forest. Epping has a busy high street offering a range of shops, restaurants, bars & cafes. A Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.





## GROUND FLOOR

### Porch

6' x 7'2" (1.83m x 2.18m)

### Kitchen Family Room

23'1" x 11'5" (7.04m x 3.48m)

### Dining Area

9'8" x 6'8" (2.95m x 2.03m)

### Family TV Room

14'11" x 12'4" (4.55m x 3.76m)

### Bedroom Two

11'6" x 10'0" (3.51m x 3.05m)

### Bedroom Three

8'8" x 8'8" (2.63m x 2.65m)

### Bathroom

5'7" x 8' (1.70m x 2.44m)



## FIRST FLOOR

### Bedroom One

14'5" x 9'7" (4.40m x 2.92m)

### En-suite Shower Room

7'8" x 8'5" (2.34m x 2.57m)

## EXTERNAL AREA

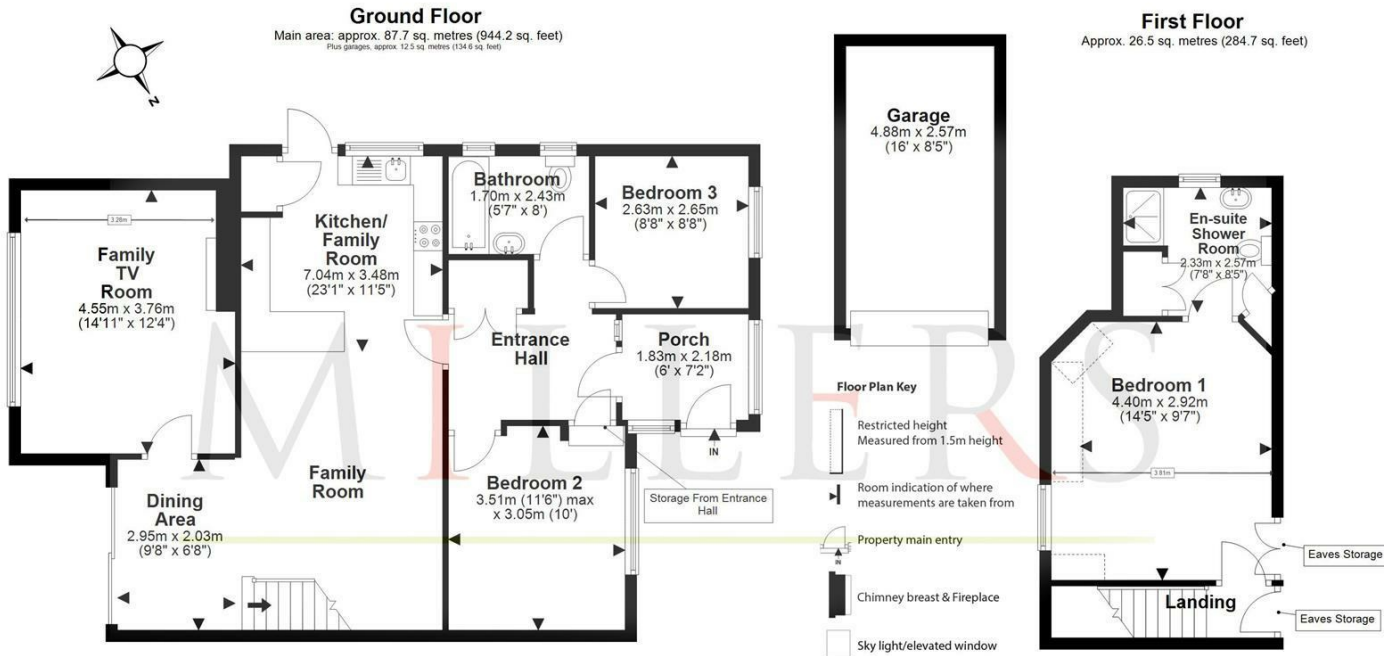
### Garage

16' x 8'5" (4.88m x 2.57m)

### Rear Garden

78' x 35'8" (23.77m x 10.87m)

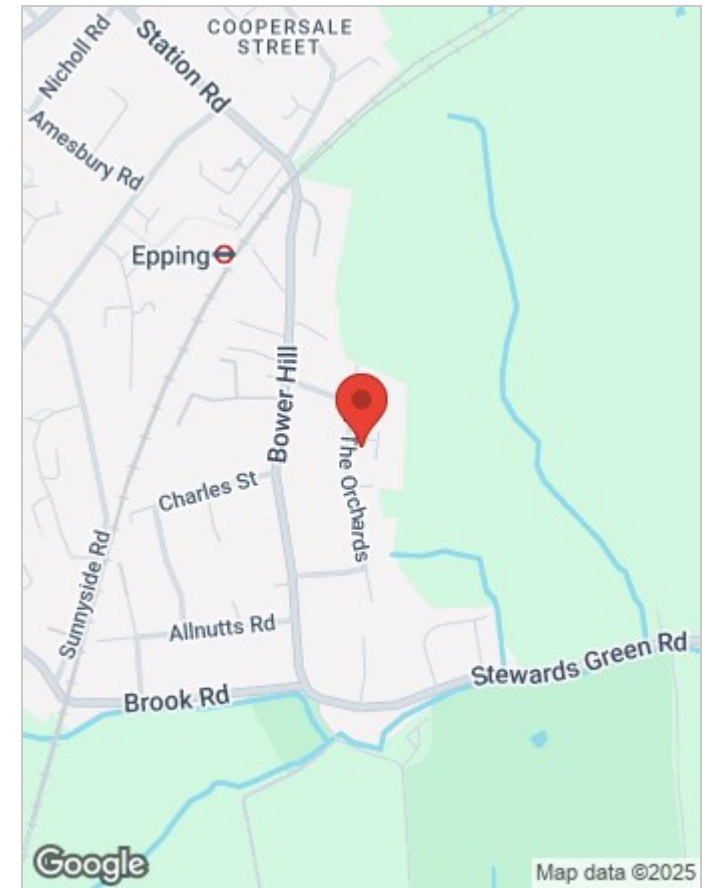




Main area: Approx. 114.2 sq. metres (1228.9 sq. feet)  
Plus garages, approx. 12.5 sq. metres (134.6 sq. feet)

Total area including garage : approx. 126.7 sq metres (1363.5 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  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B		83	(81-91) B
(69-80) C			(69-80) C
(55-68) D	68		(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 <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

## 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.