



Church Hill, Epping  
O.I.E.O £1,050,000



MILLERS  
ESTATE AGENTS



Perfectly positioned in the peaceful setting of Church Hill, Epping is this completely refurbished and beautifully finished family dwelling. Offering the perfect blend of character and elegance, measuring approx. 2,098 Sq Ft of living accommodation. This stylish property provides four reception areas, four bedrooms and three bath/shower rooms. This very versatile home will appeal to the family buyer or those looking to downsize.

The current owners have beautifully transformed the interiors, preserving the historic character while introducing a modern touch. The stylish interior features rich textures, original fireplaces, floorboards, and sash windows.

Upon entry, a central hallway leads to reception rooms on either side. The larger room has dual-aspect windows, perfect for relaxation. The dining area overlooks the garden, and the kitchen boasts a classic butler sink and a six-burner stainless steel cooker, complemented by rich cabinetry and herringbone brick flooring. A separate utility room & a ground-floor shower room add convenience, along with a garage for parking or storage.

Upstairs, there are four generous bedrooms and a family bathroom. The main bedroom includes bespoke fitted wardrobes and an en-suite shower room. The third bedroom has a vaulted ceiling, an adjoining dressing room, and easy access to the main bathroom, featuring a freestanding tub and a separate walk-in shower. The walled courtyard garden provides a serene retreat, adorned with a climbing rose bush and ample space for seating and dining, making it perfect for entertaining during the summer months.

Situated close to the busy High Street which provides a range of shops including a Tesco superstore, M&S food hall and several boutiques. There are several cafes, bars, restaurants, and public houses. Schooling is provided at (ESJ) Epping St Johns Comprehensive School and Epping Primary School. Transport links are available via the Central Line Tube Station serving London.







## GROUND FLOOR

### Living Room

13'7" x 13'0" (4.14m x 3.95m)

### Dining Room

11'7" x 11'5" (3.53m x 3.47m)

### Family Room

12'3" x 12'0" (3.74m x 3.66m)

### Snug

11'1" x 12'1" (3.38m x 3.69m)

### Kitchen

11'0" x 13'5" (3.35m x 4.09m)

### Lobby

7'6" x 7' (2.29m x 2.13m)

### Shower Room

4'7" x 6'10" (1.40m x 2.08m)

### Utility Room

10'5" x 5'5" (3.18m x 1.65m)

## FIRST FLOOR

### Bedroom One

11'9" x 10'8" (3.57m x 3.25m)

### En-suite Shower Room

8'3" x 4' (2.51m x 1.22m)

### Bedroom Two

11'11" x 16'7" (3.64m x 5.06m)

### Bathroom

11'10" x 11'1" (3.61m x 3.38m)

### Dressing Room

10'0" x 5'0" (3.04m x 1.52m)

### Bedroom Three

12'4" x 7'3" (3.75m x 2.22m)

### Bedroom Four

6'4" x 11'3" (1.92m x 3.43m)

## EXTERNAL AREA

### Garage

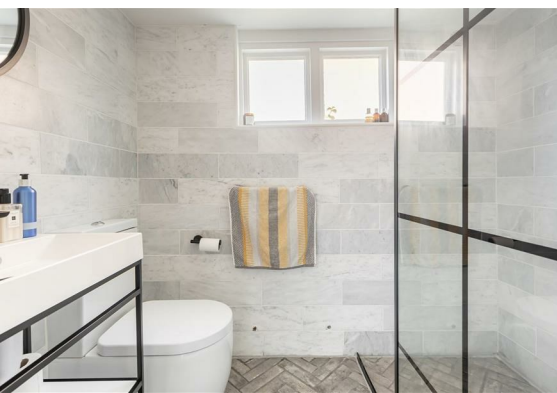
20'3" x 8'8" (6.17m x 2.64m)

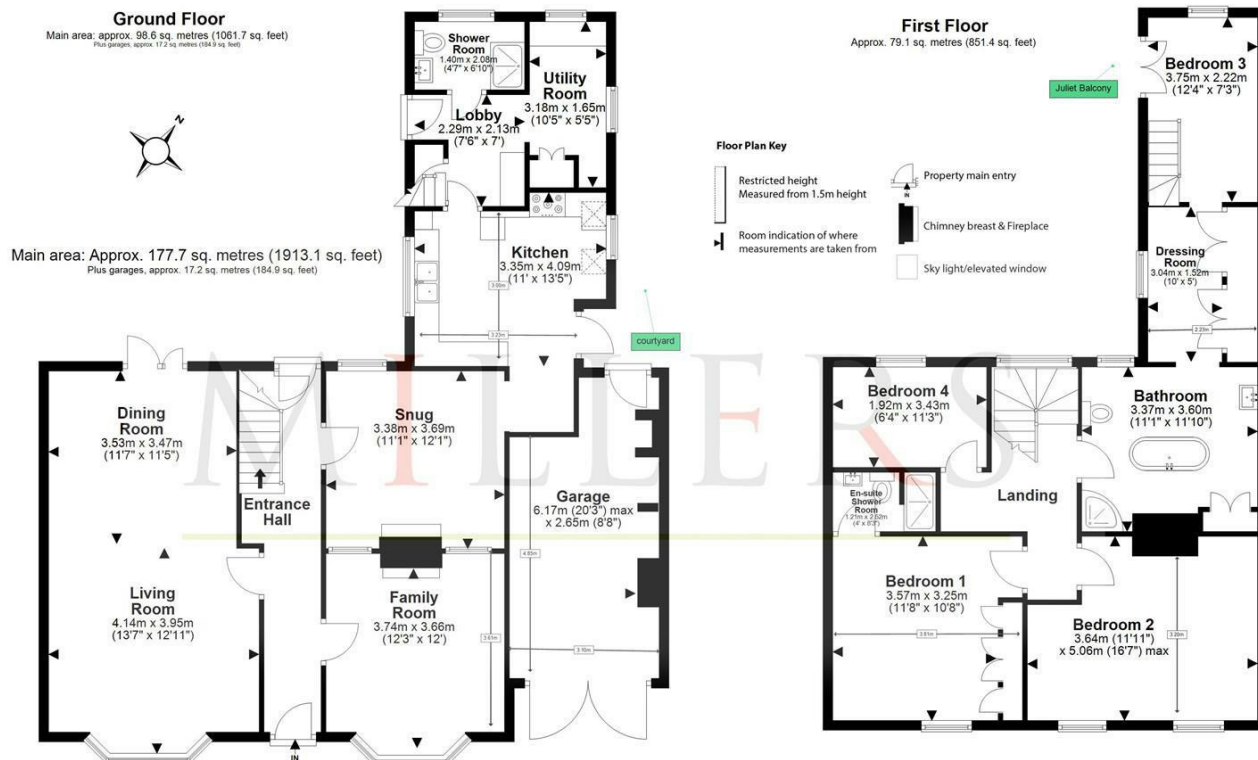
### Garden

25'9" x 22'1" (7.85m x 6.73m)

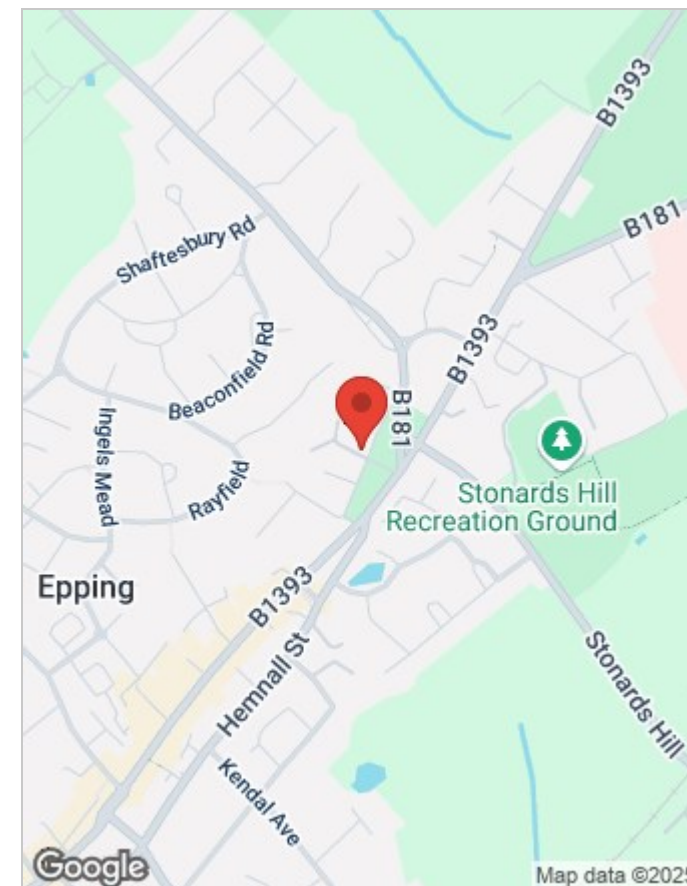
### Courtyard

11'3" x 5'2" (3.43m x 1.57m)





Total area including garage : approx. 194.9 sq metres (2098 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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