



Roughtallys, North Weald

Price Guide £850,000



MILLERS
ESTATE AGENTS

* PRICE RANGE: £850,000 - £875,000 * DETACHED
POTTON HOME * LOUNGE WITH BEAUTIFULL
INGLENOOK FIREPLACE * MASTER BEDROOM WITH
EN-SUITE * STUNNING HOME *

Roughly, North Weald is an exquisite detached Potton-style home offering the perfect blend of elegance and comfort. Spanning an impressive 2,474 square feet, the property boasts four bedrooms, including a delightful master suite with an en-suite shower room, ensuring a private retreat for the homeowners.

Upon entering, you are greeted by a welcoming hallway that leads to ground floor cloakroom and a well-appointed study, ideal for those who work from home. The heart of the home is undoubtedly the stunning lounge, featuring a traditional Inglenook fireplace that adds warmth and character. This space flows seamlessly into a spectacular dining and TV area, which opens up to a modern fitted kitchen, perfect for entertaining family & friends. A convenient utility room enhances the practicality of this delightful home.

The first floor is accessed via a galleried landing, leading to a generously sized double bedroom complete with walk-in wardrobes and a contemporary shower room featuring a double vanity unit. Three additional bedrooms and a family bathroom complete this level, providing ample space for family living.

Outside, the rear garden is a true oasis, featuring a lovely patio area ideal for al-fresco dining, alongside an extensive lawn bordered by mature trees, hedges & shrubs, creating a serene environment. The property also benefits from side access & a double garage, with additional parking for two vehicles, accommodating up to four cars in total.

Situated just a short ten-minute drive from the vibrant High Street of central Epping and its Central Line station, this home offers both tranquillity and convenience. With only six detached homes in this sought-after residential road, this property is a rare find & a wonderful opportunity for those seeking a family home in a peaceful yet accessible location





GROUND FLOOR

Cloakroom WC

5'4" x 4'3" (1.63m x 1.30m)

Study

7'3" x 9'10" (2.20m x 2.99m)

Living Room

14'11" x 22'6" (4.54m x 6.87m)

Dining Room

15'5" x 19'2" (4.71m x 5.84m)

Kitchen

8'0" x 21'1" (2.45m x 6.43m)

Utility Room

5'1" x 9'11" (1.55m x 3.02m)

FIRST FLOOR

Bedroom One

14'4" x 15'0" (4.38m x 4.57m)

Walk-in Wardrobe

13'10" x 3'8" (4.22m x 1.13m)

En-suite Shower Room

11'1" x 5'6" (3.38m x 1.68m)

Bedroom Two

11'7" x 9'11" (3.54m x 3.03m)

Bedroom Three

15'5" x 7'10" (4.69m x 2.38m)

Bedroom Four

11'7" x 7'4" (3.54m x 2.23m)

Bathroom

9'11" x 7'5" (3.02m x 2.26m)

EXTERNAL AREA

Front Garden

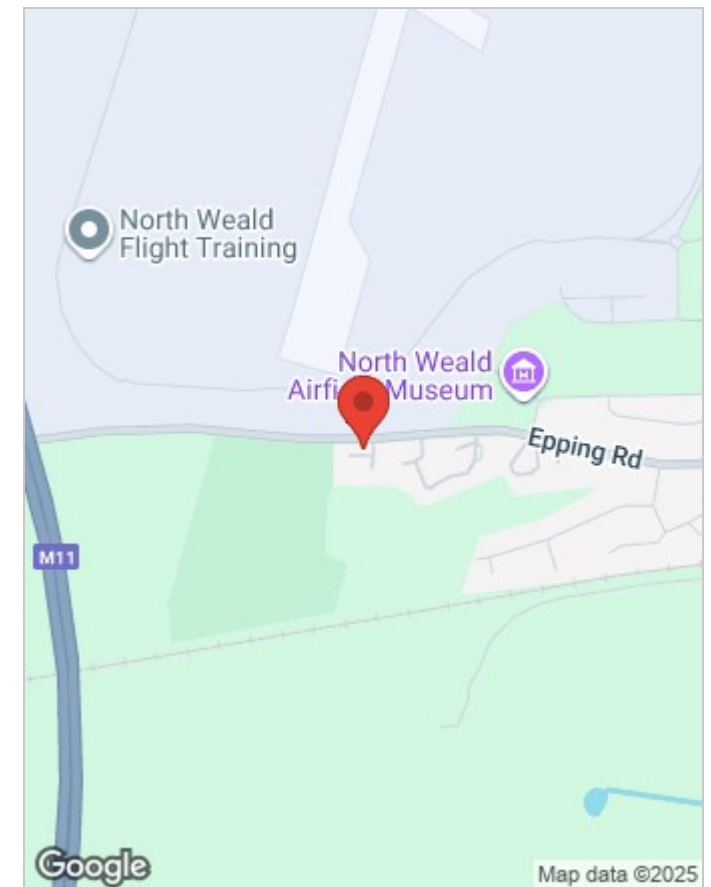
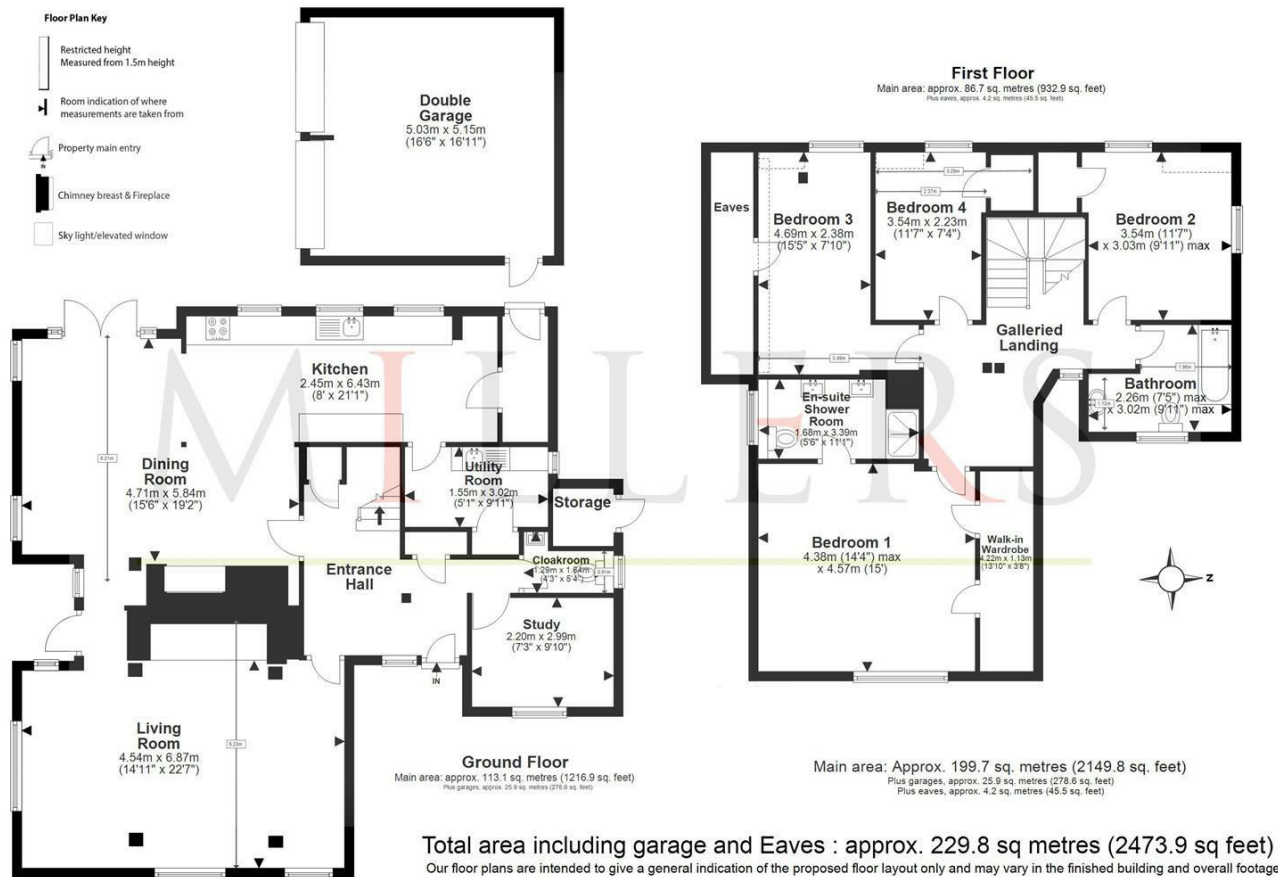
Rear Garden

53' x 52' (16.15m x 15.85m)

Double Garage

16'6" x 16'11" (5.03m x 5.16m)





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	

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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