



**Kings Cottages, Epping Road, Epping Green**  
**Guide Price £350,000**



**MILLERS**  
ESTATE AGENTS

\* RED BRICK COTTAGE \* BACKING OPEN FIELDS \* GREAT POTENTIAL \* IDEAL FOR REMODELING or REFURBISHMENT \* SIDE GARDEN PROVIDING AMPLE PARKING \* GARDEN GARAGE & WORKSHOP \*

We are pleased to offer for sale this charming end-of-terrace red brick cottage, located in the popular semi-rural village of Epping Green. Surrounded by open fields and arable farmland, this property backs onto fields at the rear, making it an excellent opportunity for those looking for a project or wishing to modernize a home to their own taste.

The cottage features two reception rooms, including a living room at the front and a glazed garden room to the side. There is a central kitchen/dining room and a ground-floor shower room. On the first floor, you will find two double bedrooms overlooking the front and rear.

Externally, there is a small garden at the front and a gated parking area. A side plot offers ample space for potential extension (subject to planning permission). The rear garden includes a detached workshop/office and a garage, with a gateway leading to open fields that provide extensive countryside views. The property is being sold with vacant possession and requires refurbishment.

Epping Green is a quiet village on the outskirts of Epping Town, approximately 3.8 miles from the High Street, which offers a variety of shops, cafes, bars, and restaurants, as well as a Central Line station serving London. Demand in this village is typically high due to the excellent primary school, arable farmland setting, and convenient access to both Epping and Harlow, which offer a wider range of shops and transport into London via overground and tube networks. The M11 and M25 motorways are also easily accessible from Hastingwood and Waltham Abbey.





## GROUND FLOOR

### Living Room

13'0" x 11'11" (3.97m x 3.63m)

### Kitchen

13'0" x 11'6" (3.97m x 3.51m)

### Shower Room

8'2" x 6'10" (2.49m x 2.08m)

### Utility Cupboard

2'6" x 2'4" (0.76m x 0.72m)

### Garden Room

9'11" x 7'6" (3.02m x 2.29m)



## FIRST FLOOR

### Bedroom One

13'1" x 9'9" (4.01m x 2.99m)

### Bedroom Two

13'2" x 7'11" (4.01m x 2.42m)

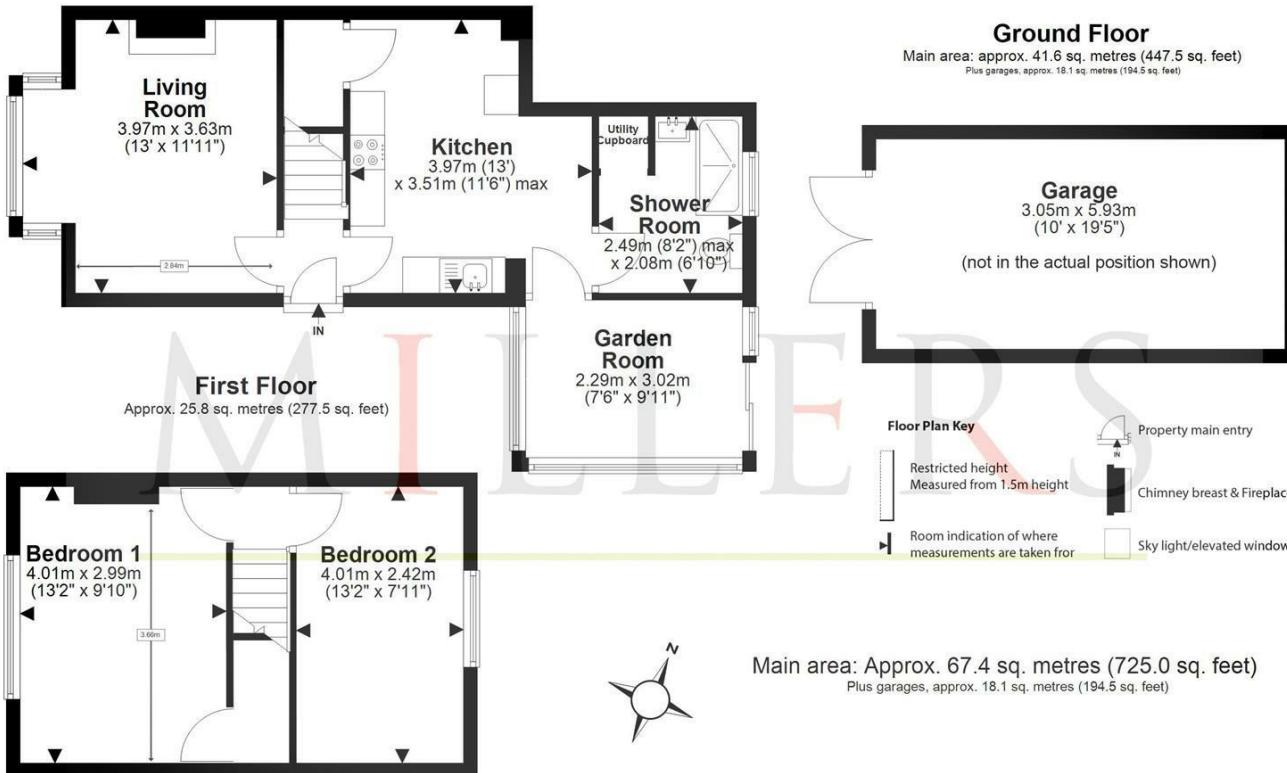
## EXTERNAL AREA

### Rear Garden

57' x 39' (17.37m x 11.89m)

### Garage

19'5" x 10' (5.92m x 3.05m)



Main area: Approx. 67.4 sq. metres (725.0 sq. feet)  
Plus garages, approx. 18.1 sq. metres (194.5 sq. feet)

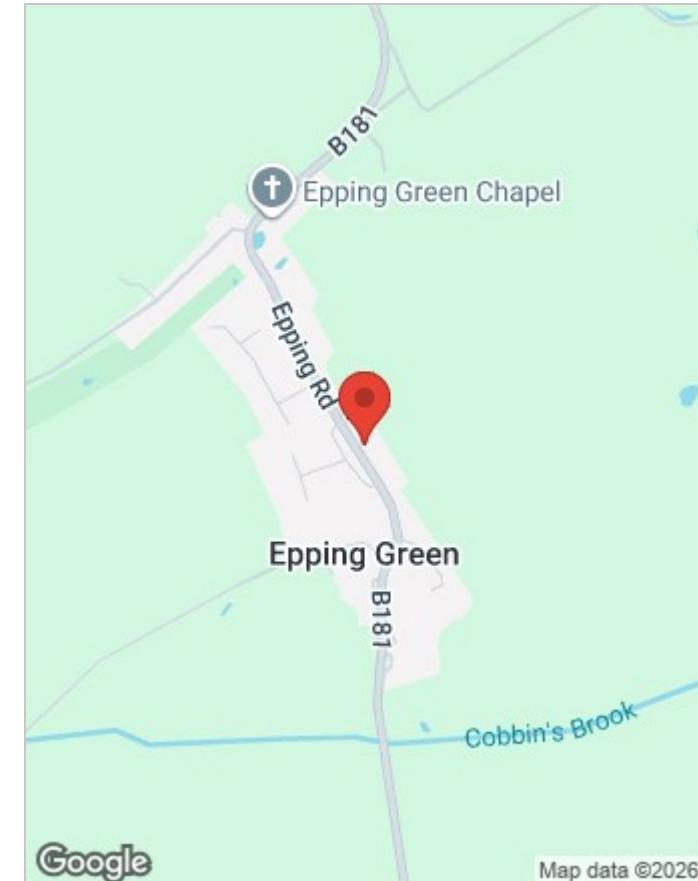
**Total area including garage : approx. 85.5 sq metres (919.5 sq feet)**

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

## 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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