



**Epping Road, Broadley Common**

**Asking Price £795,000**

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**MILLERS**  
ESTATE AGENTS



**\*\*DETACHED FIVE BEDROOM BUNGALOW \***  
**VERSATILE ACCOMMODATION \* COUNTRYSIDE**  
**VIEWS \* DOUBLE GARAGE AND AMPLE PARKING \***

Millers are pleased to offer for sale this wonderful spacious five bed detached bungalow offering versatile family accommodation. The property stands in this semi rural location on the Epping Road between Roydon and the larger town of Epping benefitting with High Street with shops, schools and rail services serving London.

The property comprises of an attractive entrance hallway, spacious L shaped lounge and dining room, a kitchen/breakfast room, family tv snug area and separate utility room. There is a fabulous master bedroom with fitted wardrobes and dressing table benefitting with an en-suite bathroom, there are a further four double bedrooms, plus a second bathroom and separate shower room. One on the bedrooms is currently being used as a study. Outside to the front of the property there is a long driveway allowing ample off road parking leading to a double garage with electric up and over door. In addition there are pretty well establish flower and shrub front borders with a boundary hedge. The rear garden enjoys a large raised patio area surrounding the bungalow ideal for al-fresco dining, dual side access, steps down to a lawned area with mature trees and hedges borders. The property has spectacular open countryside views to the back and front.

Raven Brook is situated between the village of Epping Upland and Broadley Common. The Bungalow can be found just along from Parslow Road and Jacks Hatch. The property is a short drive to the main facilities that Harlow new town has to offer including two overground mainline railway stations serving London. The historic town of Waltham Abbey is accessible along the Crooked Mile and market town of Epping is approx. 15 mins drive with its Central Line Tube Station and busy High Street.







## GROUND FLOOR

### Living Room

10'0" x 20'3" (3.04m x 6.18m)

### Dining Room

14'1" x 9'1" (4.30m x 2.77m)

### Kitchen Breakfast Room

11'9" x 16'11" (3.58m x 5.16m)

### Family Room

11'3" x 12'6" (3.43m x 3.82m)

### Utility Room

6'9" x 12'6" (2.07m x 3.81m)

### Bedroom One

14'5" x 14'2" (4.40m x 4.31m)

### En-suite Shower Room

6'7" x 6'3" (2.01m x 1.91m)

### Bedroom Two

11'7" x 12'2" (3.54m x 3.72m)

### Shower Room

7'10" x 5'8" (2.39m x 1.73m)

### Bedroom Three

11'10" x 9'0" (3.60m x 2.75m)

### Bedroom Four

11'7" x 9'0" (3.54m x 2.75m)

### Bedroom Five

11'7" x 8'6" (3.54m x 2.60m)

### Bathroom

8'1" x 7'10" (2.46m x 2.39m)

## OUTSIDE

### Front Garden

### Garage Workshop

25' x 19' (7.62m x 5.79m)

### Driveway & Parking

### Rear Garden

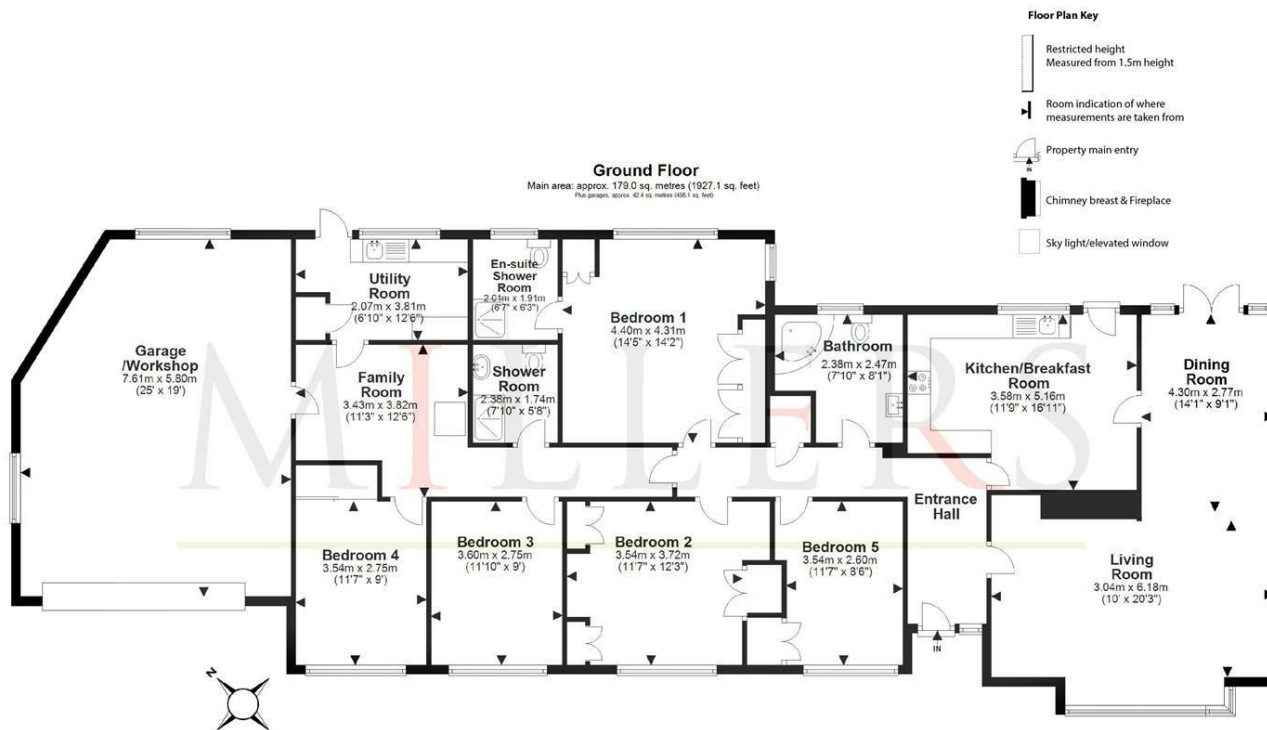
89' x 27' (27.13m x 8.23m)

### Side Patio Terrace

49' x 12'4" (14.94m x 3.76m)







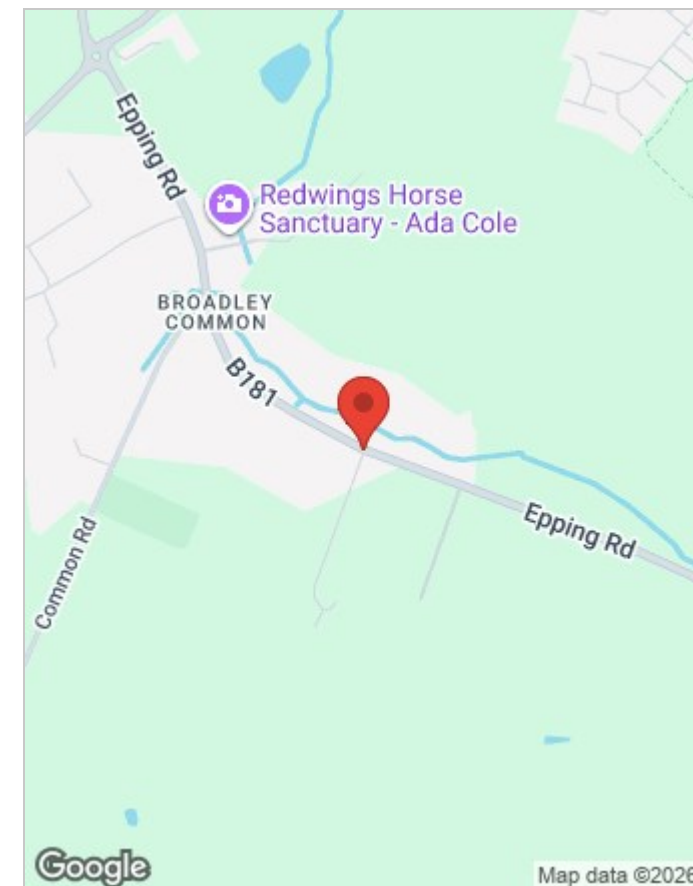
Main area: Approx. 179.0 sq. metres (1927.1 sq. feet)  
Plus garages, approx. 42.4 sq. metres (456.1 sq. feet)  
Total area including garage : approx. 221.4 sq metres (2383.2 sq feet)

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	
		57	72

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	
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