



2 Bell Farm Cottages High Road, Epping
Epping

Guide Price £900,000



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Guide Price £900,000 - £950,000 - CHAIN FREE
Situated within the desirable Bells Farm Cottages development, this attractive and well-proportioned three-bedroom home offers spacious and versatile accommodation extending to approximately 1,158 sq ft, arranged over two floors and perfectly suited to modern family living.

- Stunning Views
- CHAIN FREE
- One Bedroom Annexe
- Off Street Parking
- Spacious Kitchen/Dining Area
- Semi Detached Family Home
- Three Bedrooms



The property is entered via a welcoming entrance hall which provides access to a convenient ground floor cloakroom and staircase rising to the first floor. To the front of the home is a well-balanced living room measuring 11'4" x 13', offering a comfortable and inviting space in which to relax, with ample room for a range of furnishings.

Undoubtedly the heart of the home is the impressive kitchen/dining room, stretching to almost 26 feet in length. This superb open space provides excellent preparation and storage facilities alongside generous dining space, ideal for everyday family life and entertaining alike. The layout naturally lends itself to hosting friends and family, while still remaining practical and functional. A separate utility room sits just off the kitchen, providing additional storage and laundry space, helping to keep the main living areas uncluttered.

To the first floor, the property continues to impress with three well-proportioned bedrooms. The principal bedroom measures 11'4" x 13' and benefits from its own en-suite shower room, creating a comfortable and private retreat. The second bedroom is a generous double at 14'3" x 9'10", while the third bedroom offers flexibility as a child's room, guest bedroom or home office. A modern family bathroom serves the remaining bedrooms and completes the accommodation.

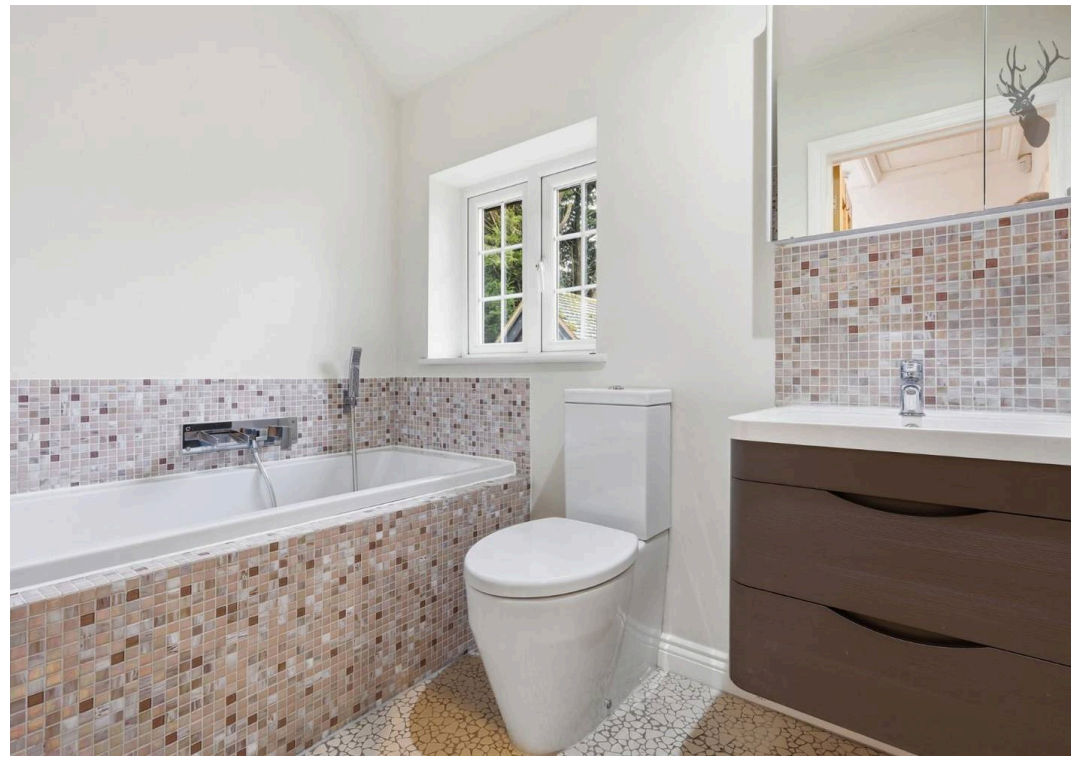
The layout of the property has been thoughtfully designed to maximise space and natural flow, making it an excellent option for growing families, professional couples or those seeking a well-sized home in a pleasant setting.

Council Tax band: D

Tenure: Freehold

EPG Energy Efficiency Rating: C





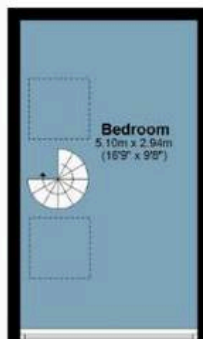


Bells Farm Cottages

Approx. Gross Internal Area 138 sq. metres (1485.4 sq. feet)

Outbuilding First Floor

Approx. 15.0 sq. metres (161.6 sq. feet)



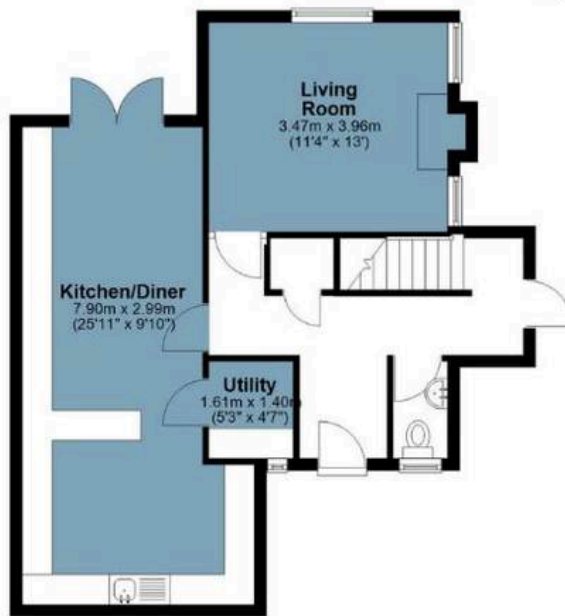
Outbuilding

Approx. 15.3 sq. metres (165.1 sq. feet)



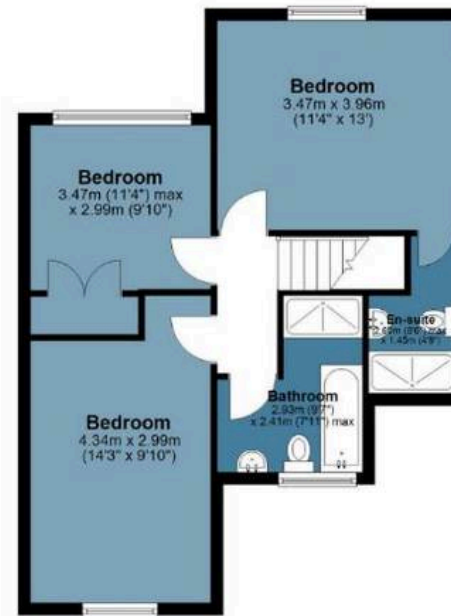
Ground Floor

Approx. 56.1 sq. metres (604.0 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.7 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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theydon@butlerandstag.com

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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