



**Egg Hall, Epping**

**Offers In The Region Of £715,000**



**MILLERS**  
ESTATE AGENTS

**\* DETACHED FAMILY HOME \* QUIET CUL-DE-SAC LOCATION \* AVAILABLE CHAIN FREE \* GARAGE & OFF-STREET PARKING \* POTENTIAL TO EXTEND (STPP) \* 10 MINS WALK TO HIGH STREET \***

This spacious four-bedroom detached home offers versatile family living in a peaceful cul-de-sac on the edge of Epping, moments from Epping Forest and open farmland. Arranged to maximise both comfort and practicality, the property welcomes you with an inviting entrance porch and a generous hallway, leading to a stylish L-shaped lounge dining room that features patio doors which open onto the rear garden, while the large kitchen leads to a utility room and cloakroom WC. Upstairs, a landing leads to four well-proportioned bedrooms are complemented by a contemporary family bathroom with a sleek three-piece suite in white.

Outside, the front garden is attractively laid to lawn with mature shrubs and borders, while a private driveway provides off-street parking and leads to the integral garage. Side access opens to the generous rear garden, which is mainly laid to lawn and framed by established trees, flowers, and shrubs, with a patio area perfect for outdoor entertaining.

Egg Hall is located within a short walk of the High Street with all of its shops, bars, cafes and restaurants. It is also within close proximity to arable farmland and parts of Epping Forest. Epping Town offers excellent local schooling via Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.

**AGENT'S NOTE** The house is of steel-framed construction (believed to be Tru-steel) and is therefore considered by mortgage lenders to be of 'non-traditional construction'. We recommend any interested parties first check with their lender/broker regarding deposit amount which may affect your lending criteria.





## GROUND FLOOR

### Living Room

11'7" x 20'9" (3.53m x 6.32m)

### Dining Room

9'11" x 11'5" (3.02m x 3.48m)

### Kitchen

9'11" x 9'0" (3.02m x 2.74m)

### Utility Room

9'5" x 8'11" (2.87m x 2.72m)

### Cloakroom WC

2'7" x 4'3" (0.79m x 1.30m)

## FIRST FLOOR

### Bedroom One

16'11" x 9'1" (5.15m x 2.76m)

### En-suite Shower Room

9' x 5'4" (2.74m x 1.63m)

### Bedroom Two

11'0" x 12'9" (3.35m x 3.88m)

### Bedroom Three

8'6" x 12'4" (2.59m x 3.75m)

### Bedroom Four

8'1" x 7'11" (2.46m x 2.41m)

### Bathroom

8'2" x 5'6" (2.49m x 1.68m)

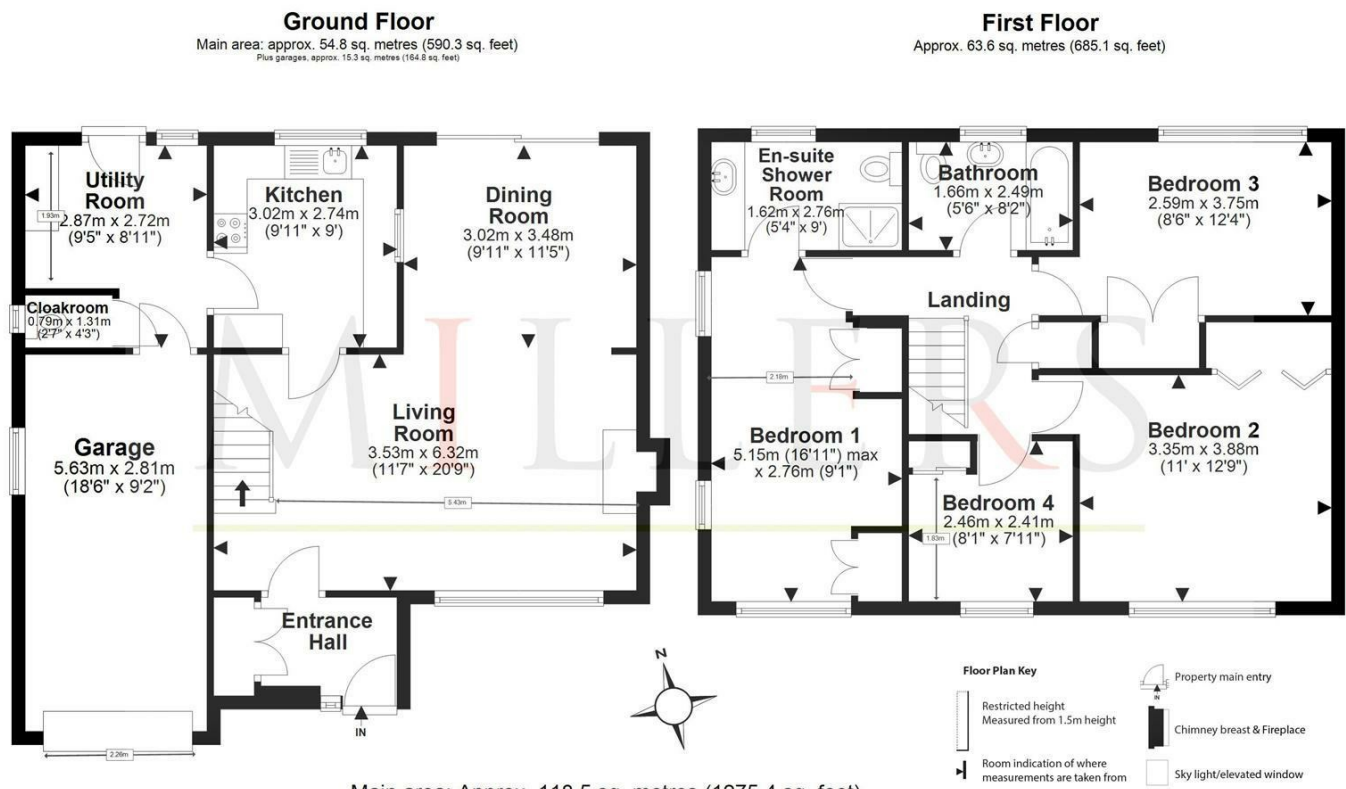
## EXTERNAL AREA

### Rear Garden

39'3" x 32'4" (11.96m x 9.86m)

### Garage

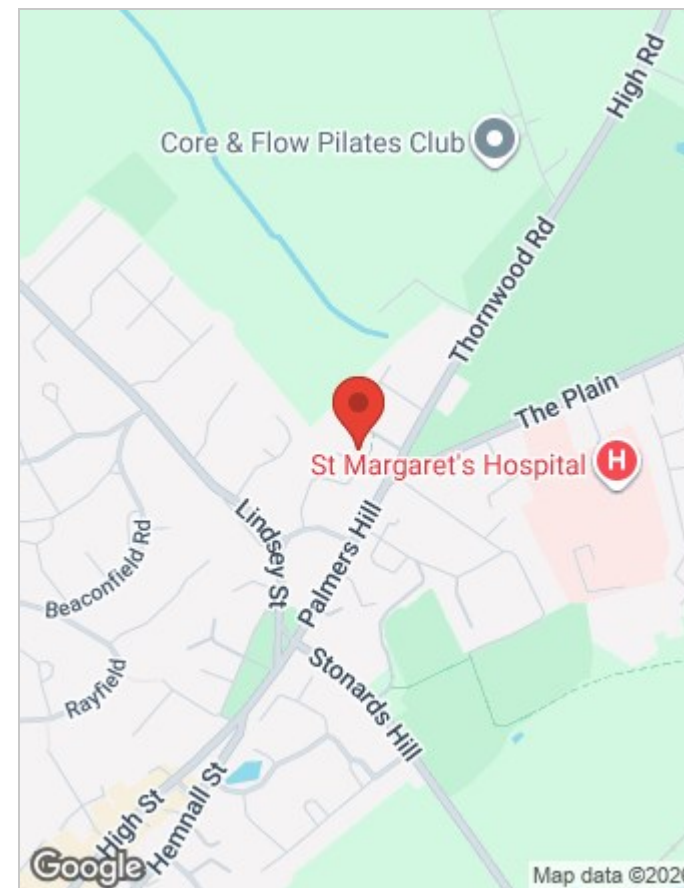
18'6" x 9'2" (5.64m x 2.79m)



Main area: Approx. 118.5 sq. metres (1275.4 sq. feet)  
Plus garages, approx. 15.3 sq. metres (164.8 sq. feet)

Total area including garage : approx. 133.8 sq metres (1440.2 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



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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.