



## Epping Road, Nazeing, EN9 2DH

Guide Price £800,000

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- Offered Chain Free
- Kitchen/Breakfast Room plus Utility Room
- Family & Living Room
- Oak Framed Double Cart Lodge
- Three Bedroom Detached Family Home
- Secluded Countryside Garden With Stunning Views
- Grade II Listed Cottage
- Inglenook Fireplaces



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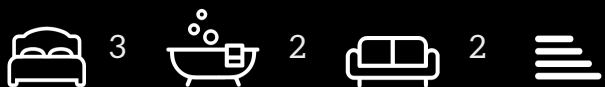
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Caplen Estates are delighted to present to the market a Grade II listed 17th century cottage which oozes in original features throughout offered "Chain Free". The main entrance leads in to a family room with hard stone flooring, inglenook fireplace with wood burner and access to main living space. This space is saturated in oak beams, stone flooring and a further fireplace with wood burner.

The kitchen/breakfast room caters to every need with ample storage, large gas stove cooker/oven and integrated appliances. The conservatory which overlooks the garden, works well as an additional dining space. In addition, the utility room and stylish bathroom compliment the accommodation on the ground floor.

On the first floor there are three bedrooms, the main bedroom has fitted wardrobes, and an ensuite bathroom with a separate shower. Another unique feature is that the second bedroom can be accessed directly from the ground floor or via the main first floor landing as well. The garden provides that countryside feel with views over looking "Ada Cole" horse sanctuary that Broadley Common offers to its residents. The oak framed cart lodge and gravel driveway offers ample parking for the residents and guests.

Only a short distance from Epping Central Line Underground Station with easy access to London including The City, Canary Wharf, and West End. Situated within school, catchments and access to the M25 motorway within 15 minutes. Call the team on 0203 937 7733 to arrange your viewing.



Council Tax Band: G



#### Living Room

7.11 x 4.83 (23'4" x 15'10")

#### Family Room

4.83 x 4.55 (4.82 x 4.54) (15'10" x 14'11")

#### Kitchen/Breakfast Room

4.14 x 3.84 (13'7" x 12'7")

#### Utility room

4.24 x 1.75 (13'11" x 5'9")

#### Bathroom

3.15 x 1.75 (10'4" x 5'9")

#### Conservatory

3.68 x 3.02 (12'1" x 9'11")

#### Bedroom 1

5.74 x 4.24 (18'10" x 13'11")

#### Bathroom

4.24 x 2.41 (13'11" x 7'11")

#### Bedroom 2

4.24 x 3.96 (13'11" x 13'0")

#### Bedroom 3

4.29 x 3.02 (14'1" x 9'11")

#### Cart Lodge

4.93 x 4.90 (16'2" x 16'1")

#### Garden

36.02 x 32.00 (35.99 x 31.98) (118'2" x 105'0" (118'1" x 104'11"))



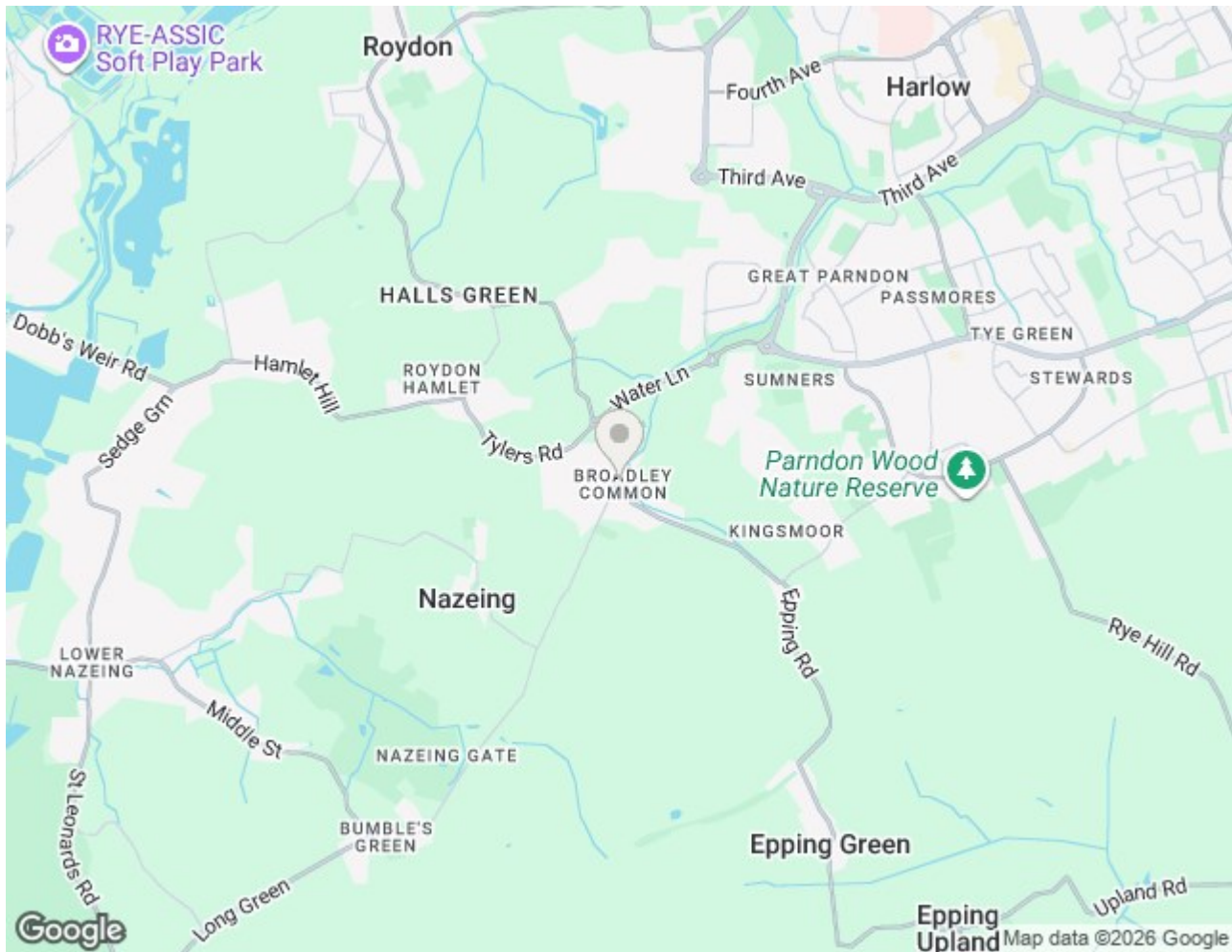
Total area: approx. 174.9 sq. metres (1882.3 sq. feet)











EPC Rating:

Council Tax Band

G

## Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.