



Kings Cottages, Epping Green, CM16 6PR

Guide Price £410,000



- CHARMING COTTAGE HOME

APPROX. 537 SQ FT VOLUME

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

REAR ACCESS TO FIELDS

7 MINS - 3.4 MILES TO EPPING

OFF ROAD PARKING TO FRONT

COSY WOOD BURNER

NORTH EAST FACING PLOT



* WEATHER BOARDED COTTAGE * BACKING OPEN FIELDS * OFF STREET PARKING * GARDEN & HANDY SHED * COTTAGE FEATURES * NOT TO BE MISSED *

Centrally position in the heart of Epping Green village is this charming weather-boarded terrace cottage, which offers a peaceful retreat surrounded by open fields and rolling farmland. With countryside stretching out behind the garden, the home invites you to enjoy a cosy lifestyle in a truly rural setting.

Step inside to a welcoming living room, where wooden floors and a wood burning stove create a warm and inviting space to relax. The dining area, tucked into a cosy understairs nook, leads through to a cottage-style kitchen and a practical ground-floor bathroom. Upstairs, two bedrooms await, including a master with a feature fireplace and fitted wardrobe. Outside, a well-kept garden with a patio area, lawned garden and a handy shed opens directly onto local allotments and sweeping countryside views, while off-street parking at the front adds convenience. This cottage is perfectly suited for a first home or a comfortable downsize.

Epping Green is a peaceful village set just beyond the bustle of Epping Town, around 3.8 miles from the vibrant High Street with its array of shops, cafes, and restaurants. The village is sought-after for its excellent primary school, picturesque farmland surroundings, and easy connections to both Epping and Harlow for wider shopping and transport links into London. For those who travel further afield, the M11 and M25 are within easy reach via Hastingwood and Waltham Abbey.



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

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