



Takleys manor cottage, Epping Upland

Price Range £925,000 to £950,000

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MILLERS
ESTATE AGENTS

* PRICE RANGE: £925,000 - £950,000 *
EXTENDED ACCOMMODATION * STUNNING
SEMI DETACHED HOME * THREE SPACIOUS
BEDROOMS * DETACHED HOME OFFICE *
AMPLE OFF STREET PARKING *

Set against a backdrop of rolling farmland, this beautifully presented semi-detached home offers a rare blend of rural charm and contemporary comfort. Thoughtfully extended and maintained to an impeccable standard, it provides three spacious bedrooms, two sleek bathrooms and three reception areas, creating a welcoming haven for family life.

Step inside to discover a generous kitchen and dining space, designed for both lively gatherings and everyday family moments. A separate dining room offers flexibility, whether you are hosting friends or sharing a quiet meal. The inviting living room with its folding doors and floating fireplace is perfect for relaxing at the end of the day. Beyond the living spaces, a large rear garden stretches out, offering plenty of room for children to play, for gardening, or simply to soak up the tranquil views. Practical touches such as off-street parking for several vehicles add to the ease and enjoyment of daily life here.

Perfectly positioned within a short drive of the vibrant centres of Epping, Theydon Bois and Harlow, this home offers easy access to the Central Line, the M11 at Thornwood, local shops, restaurants and everyday amenities. Families will appreciate the proximity to Epping Upland Primary School, making daily routines simple and stress-free. Here, you can enjoy the peace of the countryside without sacrificing the convenience of town living.





GROUND FLOOR

Porch

5'9" x 3'8" (1.75m x 1.12m)

Kitchen Dining Room

16'4" x 21'5" (4.99m x 6.54m)

Utility Area

4'10" x 3'4" (1.48m x 1.02m)

Shower Room

4'10" x 3'4" (1.47m x 1.02m)

Family Room

10'2" x 22'7" (3.09m x 6.89m)

Living Room

17'10" x 28'1" (5.44m x 8.55m)

FIRST FLOOR

Bedroom One

10'3" x 15'3" (3.12m x 4.64m)

Bedroom Two

8'4" x 11'2" (2.55m x 3.40m)

Bedroom Three

12'2" x 10'10" (3.72m x 3.29m)

Bathroom (max)

8'2" x 7'8" (2.49m x 2.34m)

EXTERNAL AREA

Office

15'8" x 9'1" (4.78m x 2.76m)

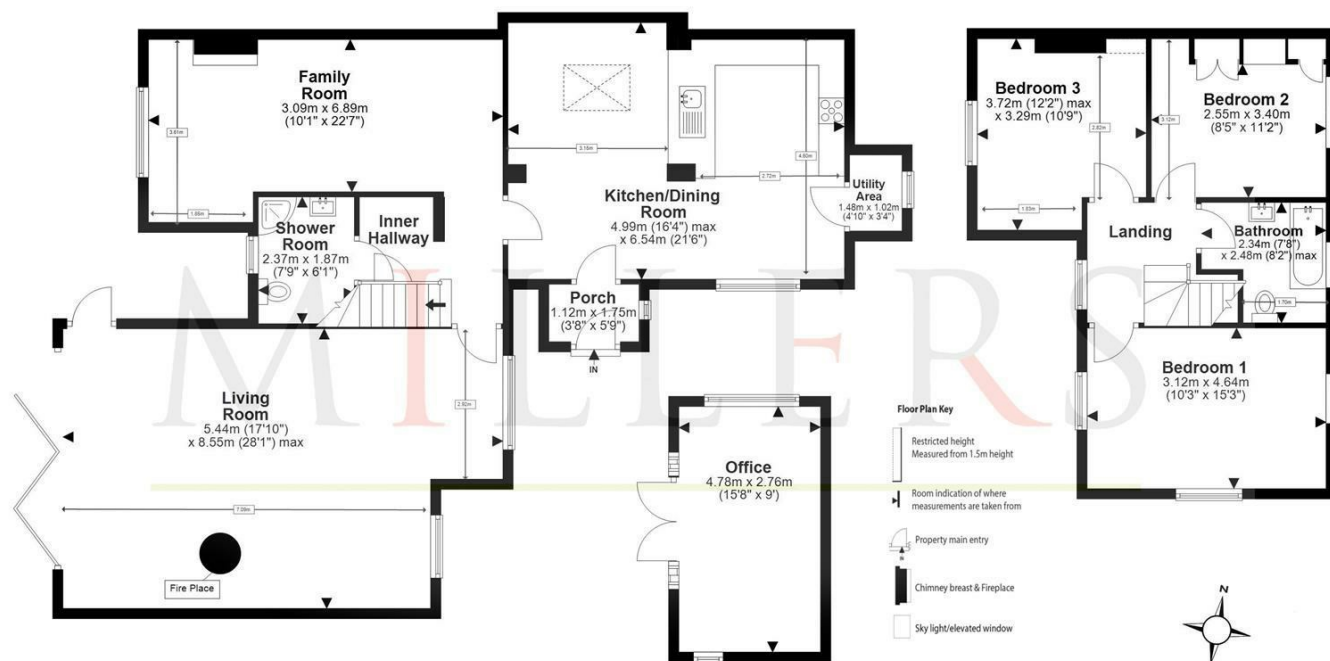
Rear Garden (approx)

143' x 152' (43.59m x 46.33m)



Main area: approx. 113.1 sq. metres (1217.3 sq. feet)
Plus outbuildings, approx. 13.2 sq. metres (141.6 sq. feet)

Approx. 48.6 sq. metres (522.9 sq. feet)



Main area: Approx. 161.7 sq. metres (1740.2 sq. feet)
Plus outbuildings, approx. 13.2 sq. metres (141.6 sq. feet)

Total area including outbuildings: approx. 174.9 sq metres (1881.8 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	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	Current 79 33	Potential
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions		
England & Wales EU Directive 2002/91/EC 		

Please contact our Millers Office on 01992 560555
if you wish to arrange a viewing appointment for this property or require further information.

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