



**The Magpies, Epping Green**

**Asking Price £635,000**



**MILLERS**  
ESTATE AGENTS

\* EXTENDED HOME \* END OF TERRACED HOUSE \*  
 SUPERB MASTER SUITE WITH DRESSING & SHOWER  
 ROOM \* ATTRACTIVE REAR GARDENS \* TWO  
 VEHICLE CAR PORT \* OPEN PLAN KITCHEN  
 BREAKFAST DINER \*

Nestled in the charming village of Epping Green,  
 The Magpies presents a delightful opportunity to  
 own a stunning end terrace character cottage.  
 This property boasts 2 reception rooms, 4  
 bedrooms, and 2 bathrooms, providing ample  
 space for comfortable living.

As you step inside, you are greeted by a cosy  
 front lounge featuring a traditional log burner,  
 perfect for those chilly evenings. The open plan  
 kitchen and breakfast room flow seamlessly into  
 a dining area, illuminated by a roof lantern and  
 large windows that offer picturesque views of  
 the pretty rear garden.

The property's attractive entrance hallway leads  
 to modern amenities such as storage cupboards  
 and a sleek cloakroom/wc and stairs to the  
 upstairs. The first floor accommodates two  
 double bedrooms, a generous single bedroom or  
 office space, and a superb family bathroom.

Venture up to the second floor to discover a  
 remarkable loft conversion that houses a  
 luxurious double bedroom, complete with a  
 dressing area and contemporary En-suite  
 shower. The large windows in this room not only  
 flood the space with natural light but also  
 provide breath-taking views of the garden and  
 stunning countryside surroundings.

The front garden has a shingle area and picket  
 fence, side access to the rear garden. The  
 fabulous rear garden has two patio areas, well  
 established shrubs and flower beds, a delightful  
 summer house, plus a gate leading to open  
 fields.

With a car port offering parking space for 2  
 vehicles, this well-maintained property is in  
 excellent condition throughout, making it a  
 perfect blend of modern comfort and classic  
 charm. Don't miss the chance to make The  
 Magpies your new home in this idyllic village  
 setting.





## GROUND FLOOR

### Cloakroom WC

7' x 5'5" (2.13m x 1.65m)

### Living Room

17'6" x 10'6" (5.33m x 3.21m)

### Kitchen

11'6" x 7'11" (3.51m x 2.42m)

### Kitchen Breakfast Room

11'4" x 18'3" (3.46m x 5.56m)

### Dining Room

11'3" x 12'2" (3.44m x 3.72m)

## FIRST FLOOR

### Bedroom Two

15'0" x 10'10" (4.57m x 3.29m)

### Bedroom Three

12'5" x 10'10" (3.79m x 3.29m)

### Bedroom Four

8'11" x 7'9" (2.72m x 2.35m)

### Bathroom

7'9 x 6'3 (2.36m x 1.91m)

## SECOND FLOOR

### Bedroom One

11'7" x 15'1" (3.52m x 4.60m)

### Dressing Area

7'0" x 5'5" (2.13m x 1.66m)

### En-suite Shower Room

7'1 x 6'8 (2.16m x 2.03m)

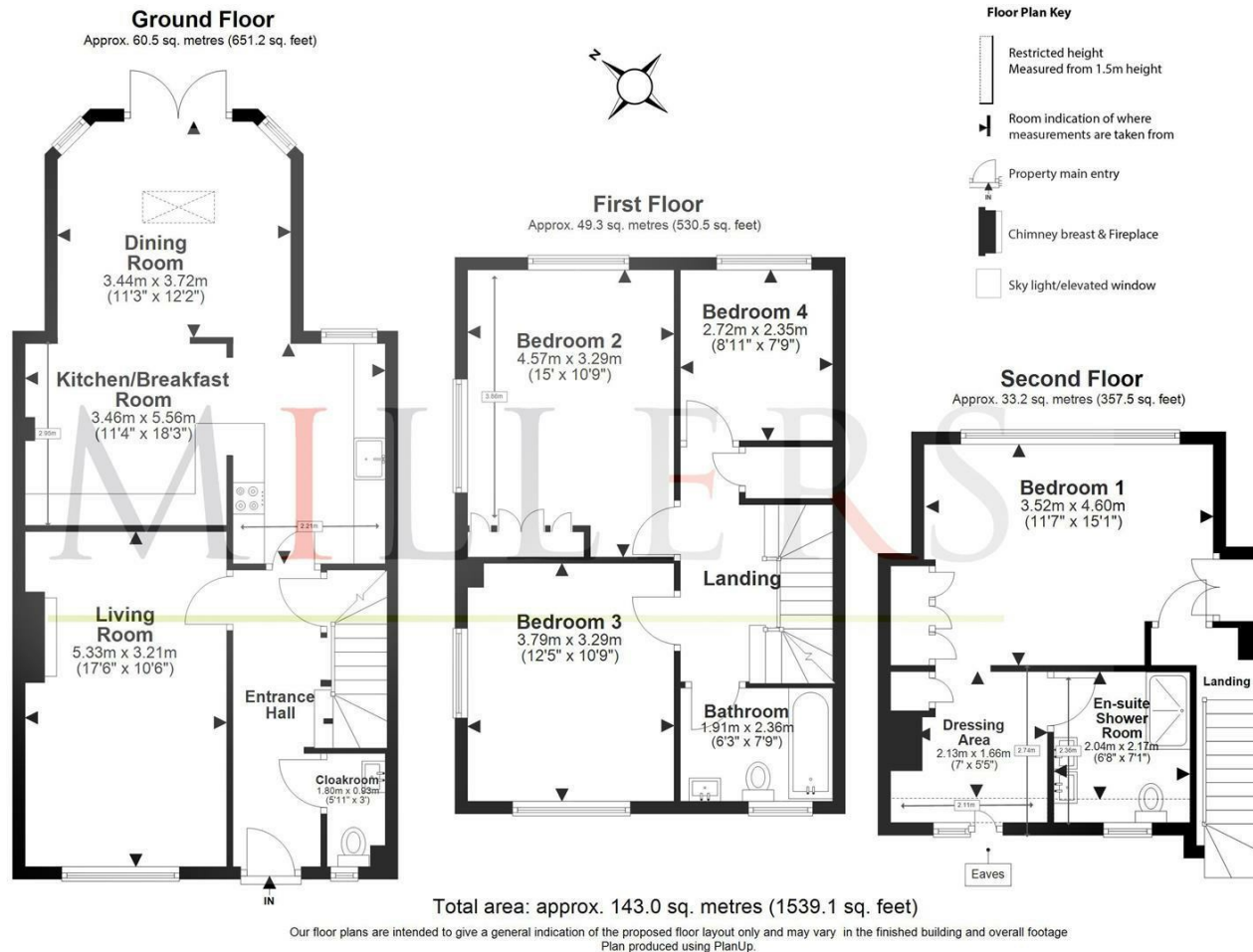
## EXTERNAL AREA

### Rear Garden

40'8 x 23'9 (12.40m x 7.24m)

### Car Port with Allocated Parking





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) 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
		75		62	
	49			48	

## Viewing

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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