



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

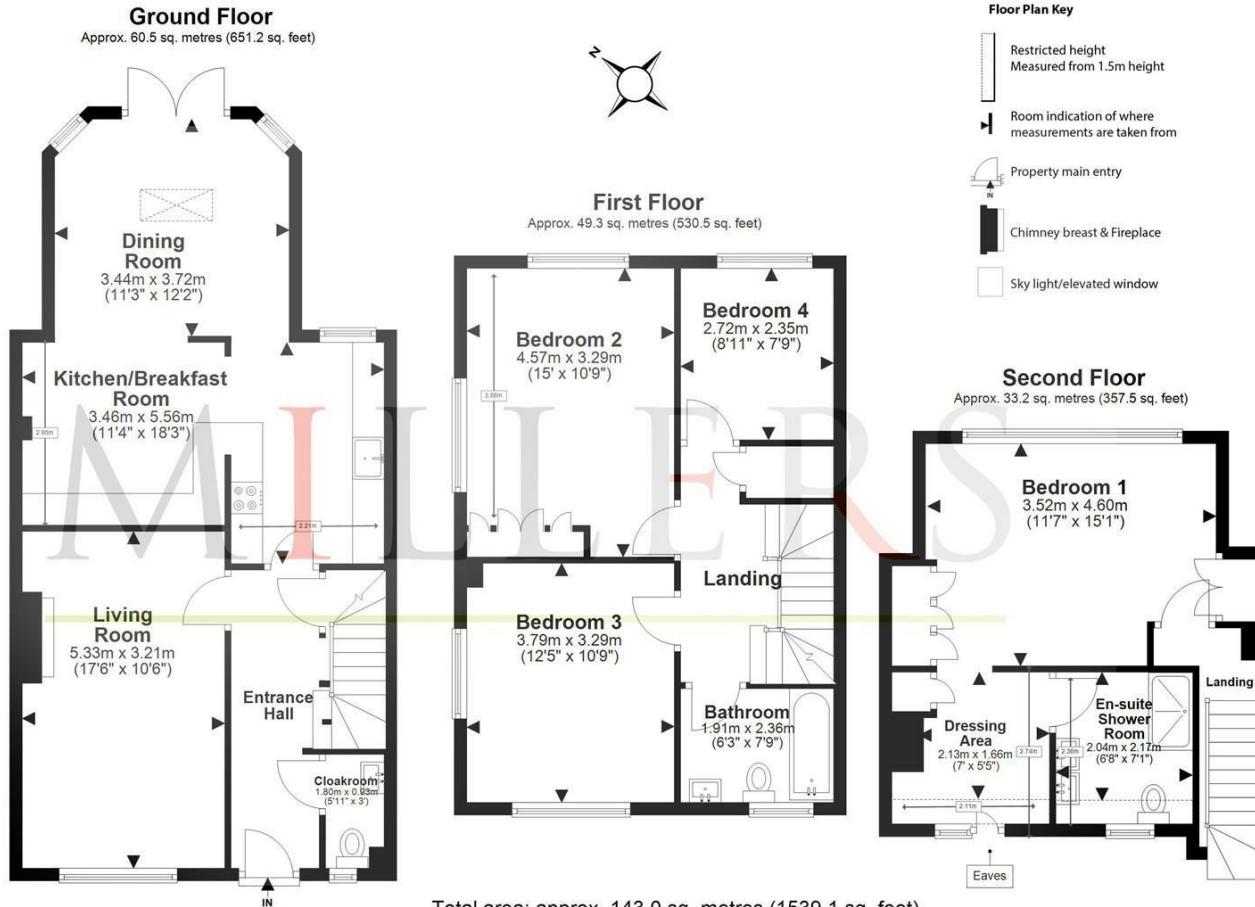
7'1 x 6'8 (2.16m x 2.03m)

EXTERNAL AREA

Rear Garden

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

Car Port with Allocated Parking



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

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