



**The Magpies, Epping Green**

**Price Range £450,000**

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**MILLERS**  
ESTATE AGENTS

\* PRICE RANGE: £450,000 - £475,000 \* PRETTY TERRACED COTTAGE \* POPULAR VILLAGE LOCATION \* SURROUNDED BY COUNTRYSIDE \* CARPORT \* EXCELLENT VILLAGE SCHOOL \* REQUIRES MODERNISATION \*

We are pleased to offer this fabulous cottage style terraced family home situated in the popular and sought after Magpies development. This traditional cottage has a wealth of charm and character and enjoys a quiet and peaceful location. The accommodation comprises an entrance hallway leading to a ground floor cloakroom WC, there is a spacious living room with a feature brick open fireplace, a separate dining room overlooking a pretty rear garden and a fitted kitchen. The first floor has two double bedrooms. The third bedroom is also a good size and there is a family bathroom.

Outside to the front of the property is a small front garden with a lawn area and shrubs. The rear garden is an attractive cottage style garden with paved areas and well established bush, flower and hedge borders. A useful rear gate gives rear access. A carport is a short walk from the property along with additional visitors parking.

Epping Green is a quiet village situated on the outskirts of Epping Town. It is approximately 3.8 miles to the High Street with all its shops, cafes, bars, and restaurants and the Central line station serving London. Demand is usually high for this village due to the popular Epping Uplands Church Of England primary school which is just a short walk away, arable farmland setting and its ease of access into both Epping and Harlow which offer a wide variety Shops and access into London via the over ground and tube networks. The M11 & M25 are also accessible at Hastingwood and Waltham Abbey. There is a great children's park and playground close by the school too which provides a great outdoor fun area for all the family.





## GROUND FLOOR

### Cloakroom

6' x 2'10" (1.83m x 0.86m)

### Living Room

17'7" x 10'6" (5.37m x 3.20m)

### Dining Room

9'8" x 10'7" (2.95m x 3.22m)

### Kitchen

11'5" x 7'10" (3.48m x 2.39m)

## FIRST FLOOR

### Bedroom One

15'0" x 10'10" (4.57m x 3.31m)

### Bedroom Two

12'5" x 10'9" (3.79m x 3.28m)

### Bedroom Three

8'2" x 7'9" (2.49m x 2.36m)

### Bathroom

7' x 6' (2.13m x 1.83m)

## EXTERIOR

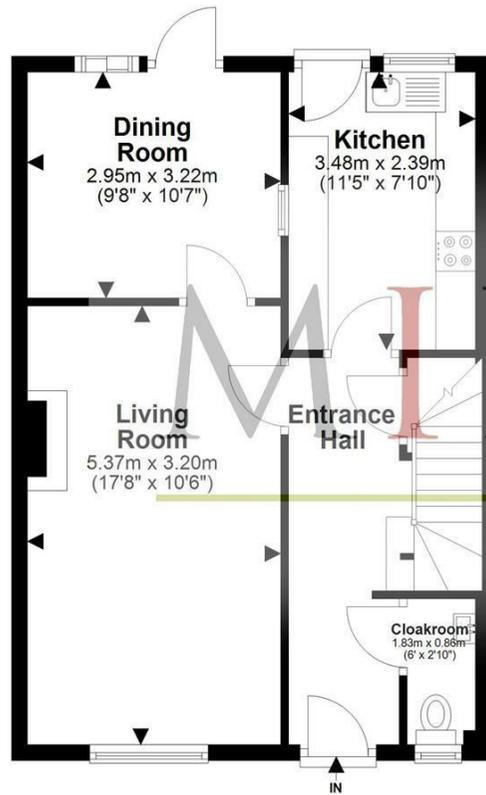
### Rear Garden

54'1 x 19'2 (16.48m x 5.84m)

### Car Port

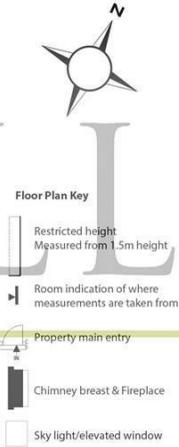
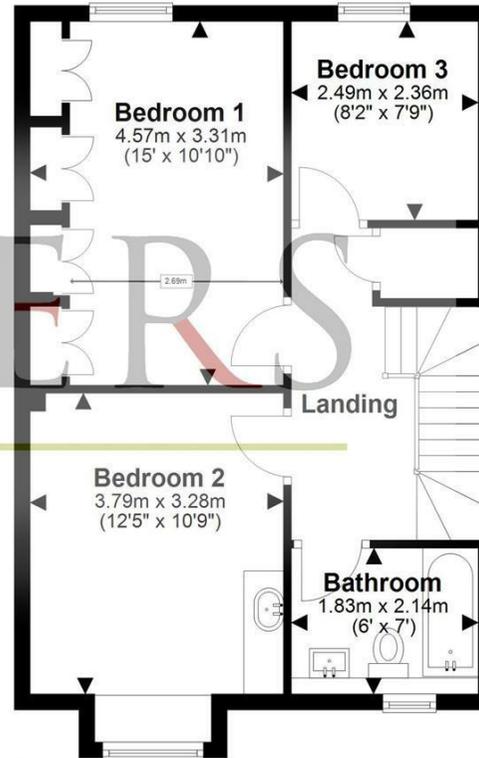
### Ground Floor

Approx. 47.7 sq. metres (513.5 sq. feet)



### First Floor

Approx. 48.6 sq. metres (523.0 sq. feet)



Total area: approx. 96.3 sq. metres (1036.5 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                                   |  |                         | 86        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 65                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.