



**Hilltop Cottages, Mount Road, Theydon Mount.**

**Offers Over £650,000**

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**MILLERS**  
ESTATE AGENTS

**\*SEMI DETACHED HOUSE \* STUNNING RURAL SETTING \* THREE BEDROOMS \* BEAUTIFUL SCENIC VIEWS \* DOUBLE GARAGE \* NO ONWARDS CHAIN \* POTENTIAL TO EXTEND (STP) \***

Set in a beautiful rural landscape, this charming semi-detached cottage offers delightful accommodation with stunning views of the Essex countryside. Located a short drive from Epping Town, residents benefit from a vibrant high street, a well-connected train station to London & excellent schools.

Spanning approximately 1,150 square feet, the cottage features a welcoming entrance porch leading to a bright hallway & a modern kitchen breakfast room equipped with wooden worktops, a stylish range cooker & a double-width butler sink. A door connects to a cloakroom with a WC & a second reception room with garden access—perfect for family gatherings.

The spacious living room features a cozy fireplace and folding doors that showcase views of the landscaped garden. On the first floor, the master bedroom includes a charming fireplace & wooden flooring, alongside two additional bedrooms & a family bathroom with a contemporary suite.

Access is via a peaceful private lane off Mount Road, ensuring tranquillity. The rear garden, approximately 120 feet long, is primarily laid to lawn & features fruit trees & scenic views — an ideal space for children & pets. There are two garages located to the side of the property, set away from the plot, but providing parking. The plot presents a genuine opportunity to expand at the rear of the property, potentially increasing the downstairs area (subject to planning).

Theydon Mount is close to Epping and well-connected to Theydon Bois and Abridge, offering a range of shops, restaurants & traditional pubs. Families can easily access numerous golf courses & reputable schools. Tube transport to London is available at Epping & Theydon Bois stations, with convenient road links to the M11 & M25 & M25 Junction 26 is 6.4 miles away.





## GROUND FLOOR

### Porch

7' x 3'10" (2.13m x 1.17m)

### Living Room

17'8" x 11'4" (5.38m x 3.46m)

### Kitchen Breakfast Room

17'2" x 11'10" (5.22m x 3.61m)

### Cloakroom WC

8'6" x 2'10" (2.59m x 0.86m)

### Family Room

13'9" x 12'10" (4.20m x 3.90m)

## FIRST FLOOR

### Bedroom One

11'9" x 11'10" (3.58m x 3.61m)

### Bedroom Two

9'0" x 11'5" (2.75m x 3.49m)

### Bedroom Three

7'9" x 8'9" (2.35m x 2.66m)

### Bathroom

7'11" x 5'2" (2.41m x 1.57m)

## EXTERNAL AREA

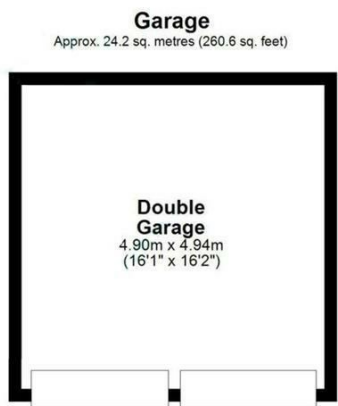
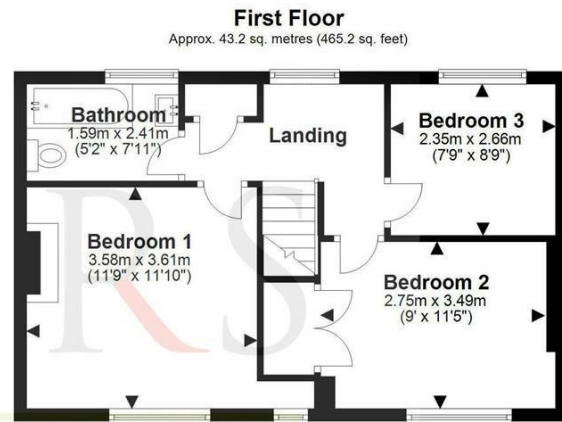
### Rear Garden

126'11" x 56'9" (38.70 x 17.31)

### Garage 1 & 2

16'1" x 16'2" (4.90m x 4.93m)



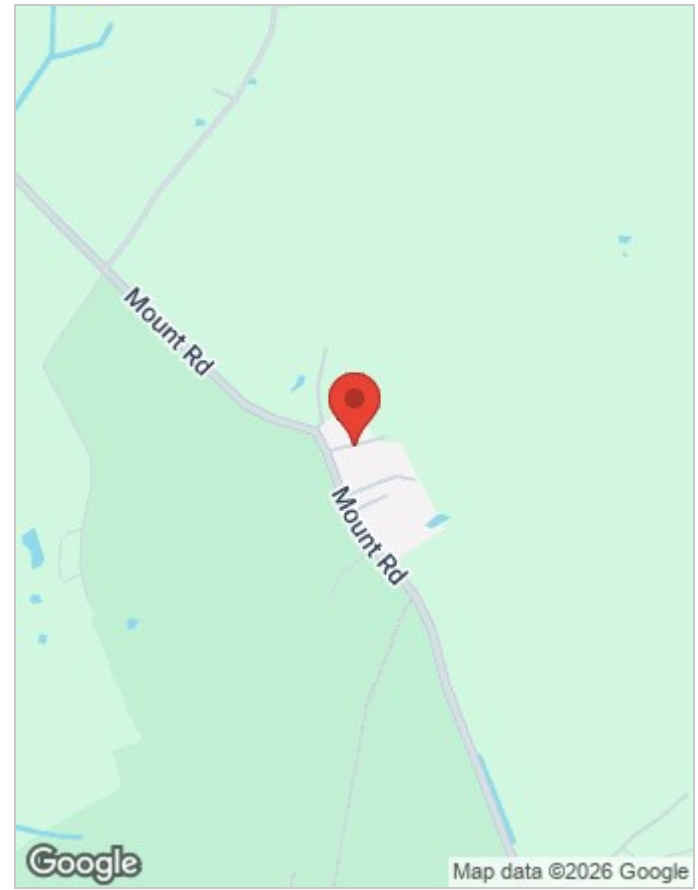


- Floor Plan Key**
- Restricted height Measured from 1.5m height
  - Room indication of where measurements are taken from
  - Property main entry
  - Chimney breast & Fireplace
  - Sky light/elevated window



Total area: approx. 124.7 sq. metres (1342.5 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 Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		58	
(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.

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