



## Goulds Cottages, Abridge, RM4 1UA

\* PRICE RANGE £400,000 TO £425,000 \* CHARACTER COTTAGE \* TWO BEDROOMS \* VILLAGE LOCATION \* We are pleased to present this beautifully appointed cottage offering cosy and character accommodation built in approx. C1840. The property oozes charm and boasts features including open fireplaces, stripped wood floorboards, white plantation shutters and fabulous decked rear garden. The accommodation comprises a front living room which leads to the fitted kitchen, there is a utility room and a ground floor bathroom with a white three-piece suite. The first floor has two double bedrooms and loft storage. This stunning home is a rare treat, stylish, pretty and in immaculate order throughout.

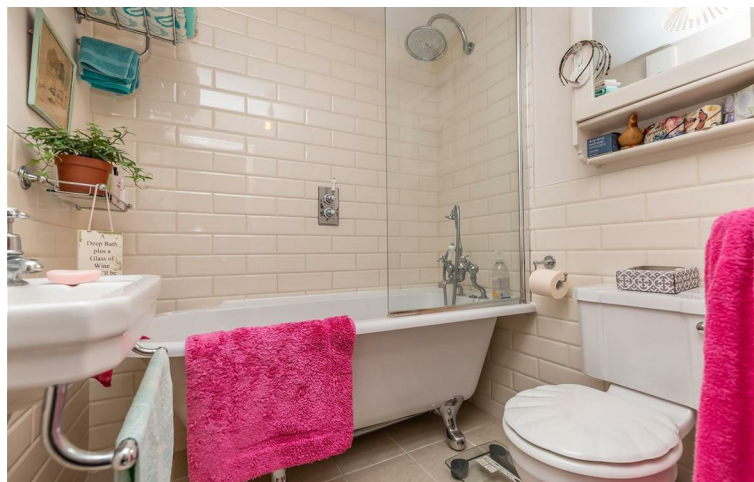
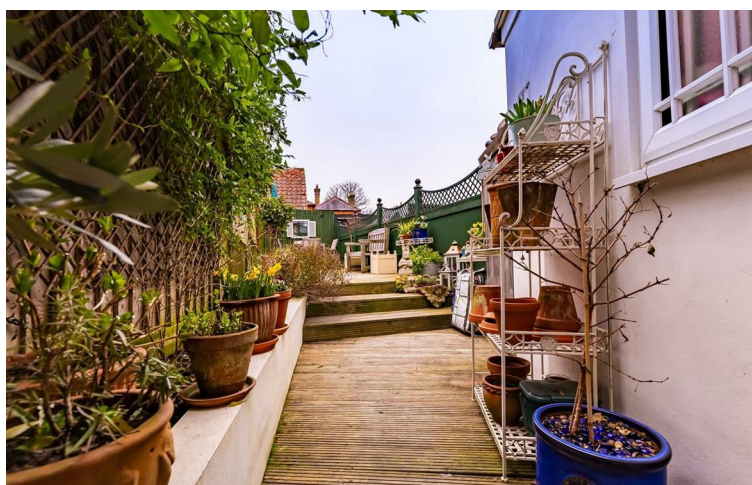
This property is Ideally situated in the heart of this charming village located amongst the local public houses, village deli, restaurants and the wonderful boutique shops. Abridge sits along the River Roding and has access to open farmland. The larger village of Theydon Bois with its Central Line tube station is approximately 2 miles away and access to the M11 is available at Loughton which is a short drive.



**Price Range £400,000**

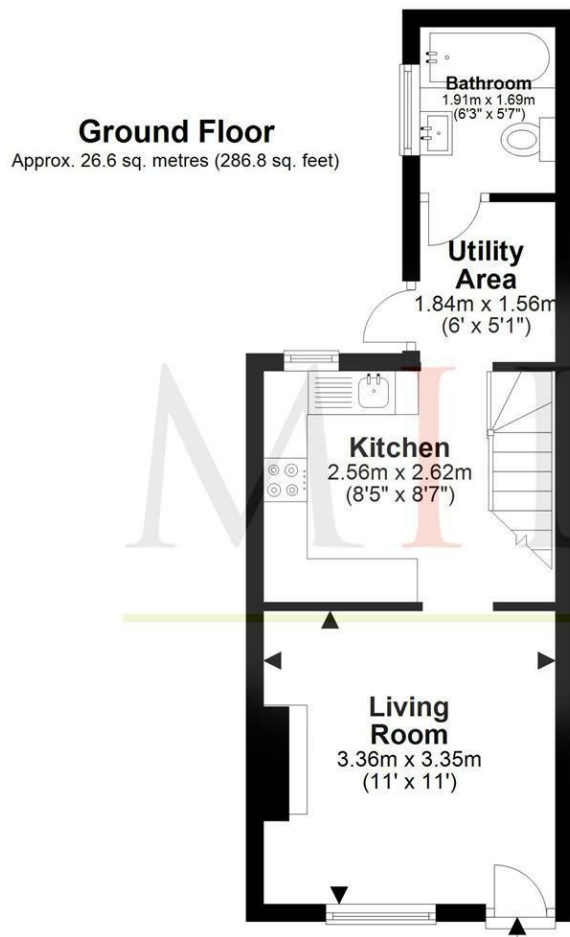
- GAS RADIATOR HEATING
- BUILT APPROX C1840
- WOOD FLOORING
- SASH WINDOWS
- OPEN FIREPLACES
- GARDEN WOOD DECKING
- ROLLED TOP BATH
- PLANTATION SHUTTERS
- BUILT IN OVEN, HOB & FAN
- WHITE SANITARY WARE





MILLERS  
ESTATE AGENTS

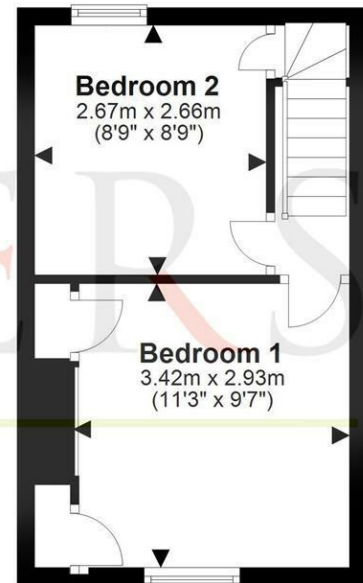




**Floor Plan Key**

- 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

**First Floor**  
Approx. 22.5 sq. metres (242.3 sq. feet)



Total area: approx. 49.2 sq. metres (529.1 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

## Property Dimensions

**Front Garden**

**Front Door**

**Living Room** 11'0" x 11'0" (3.36m x 3.35m)

**Door Leading to:**

**Fitted Kitchen** 8'5" x 8'7" (2.56m x 2.62m)

**Stairs Ascending**

**Utility Area** 6'0" x 5'1" (1.84m x 1.56m)

**Family Bathroom** 6'3" x 5'7" (1.91m x 1.70m)

**First Floor**

**Storage Cupboards**

**Landing Leading to:**

**Bedroom One** 11'3" x 9'7" (3.42m x 2.93m)

**Bedroom Two** 8'9" x 8'9" (2.67m x 2.66m)

**Rear Garden**



## Directions

START: Millers 65 High Street, Epping, CM16 4BA. Head southwest on High St/B1393 Loughton. Go through 1 roundabout 0.6. Turn left onto Theydon Road 1.5. Continue onto Piercing Hill 2.0. Turn left onto Coppice Row/B172. Continue to follow B172. Over the hump back bridge. 4.1. Turn right onto Market Pl/A113. Destination will be on the right hand side 4.1. Arrive: Market Pace, Abridge RM4 1UA. Total time: 9 min 46s



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

65 High Street, Epping, Essex, CM16 4BA

Tel: 01992 560555 | Email: [sales@millersepping.co.uk](mailto:sales@millersepping.co.uk)

[www.millersepping.co.uk](http://www.millersepping.co.uk)