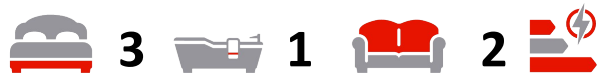




Coach House Cottage, Maltings Drive, Epping

Asking Price £699,995



MILLERS
ESTATE AGENTS

* SECLUDED LOCATION * THREE BEDROOMS * SEMI DETACHED * SEPARATE CARPORT & ROOM ABOVE * PRIVATE GRAVELLED ENTRANCE * NO ONWARD CHAIN *

Coach House Cottage sits quietly on the secluded Maltings Drive, offering a welcoming retreat in the heart of Epping. Step inside to discover three comfortable bedrooms, each thoughtfully arranged to suit family life or those simply looking for a little more room. Two reception rooms provide inviting spaces for lively gatherings or peaceful evenings, making this home as versatile as it is charming.

The location is truly special, with Epping High Street just a gentle stroll away. Here, a lively mix of shops, cafes, and restaurants creates a real sense of community. For those who commute, Epping Station is also within easy reach, connecting you swiftly to London and beyond.

A carport offers sheltered parking and handy storage, while above it, a loft room awaits your imagination. Whether you need a quiet home office, a playful hideaway, or a welcoming space for guests, this flexible area adapts to your needs.

With no onward chain, Coach House Cottage is ready for you to move straight in and start making memories. This is a rare opportunity to enjoy a comfortable and convenient lifestyle in one of Epping's most desirable settings. Come and see for yourself how easily this charming home could become your own.

Everything you need is close at hand, from the vibrant High Street with its array of shops, bars, and cafes, to the green open spaces of Stonards Hill recreation ground and Epping Forest. Families will appreciate the excellent choice of local schools, including Epping St Johns, Epping Primary, Ivy Chimneys, and Coopersale Hall. With the Central Line station nearby and easy access to the M25, M11, and A414, getting around is effortless.





GROUND FLOOR

Living Room

13'1" x 11'8" (4.00m x 3.56m)

Dining Room

11'5" x 9'4" (3.48m x 2.85m)

Kitchen

7'10" x 9'8" (2.38m x 2.95m)

Cloakroom WC

6'8" x 3'2" (2.03m x 0.97m)

FIRST FLOOR

Bedroom One

9'11" x 11'9" (3.03m x 3.57m)

En-suite Shower Room

8' x 5'5" (2.44m x 1.65m)

Bedroom Two

8'2" x 11'5" (2.49m x 3.49m)

Bedroom Three

9'9" x 7'4" (2.96m x 2.24m)

Bathroom

6'4" x 7'3" (1.93m x 2.21m)

EXTERNAL AREA

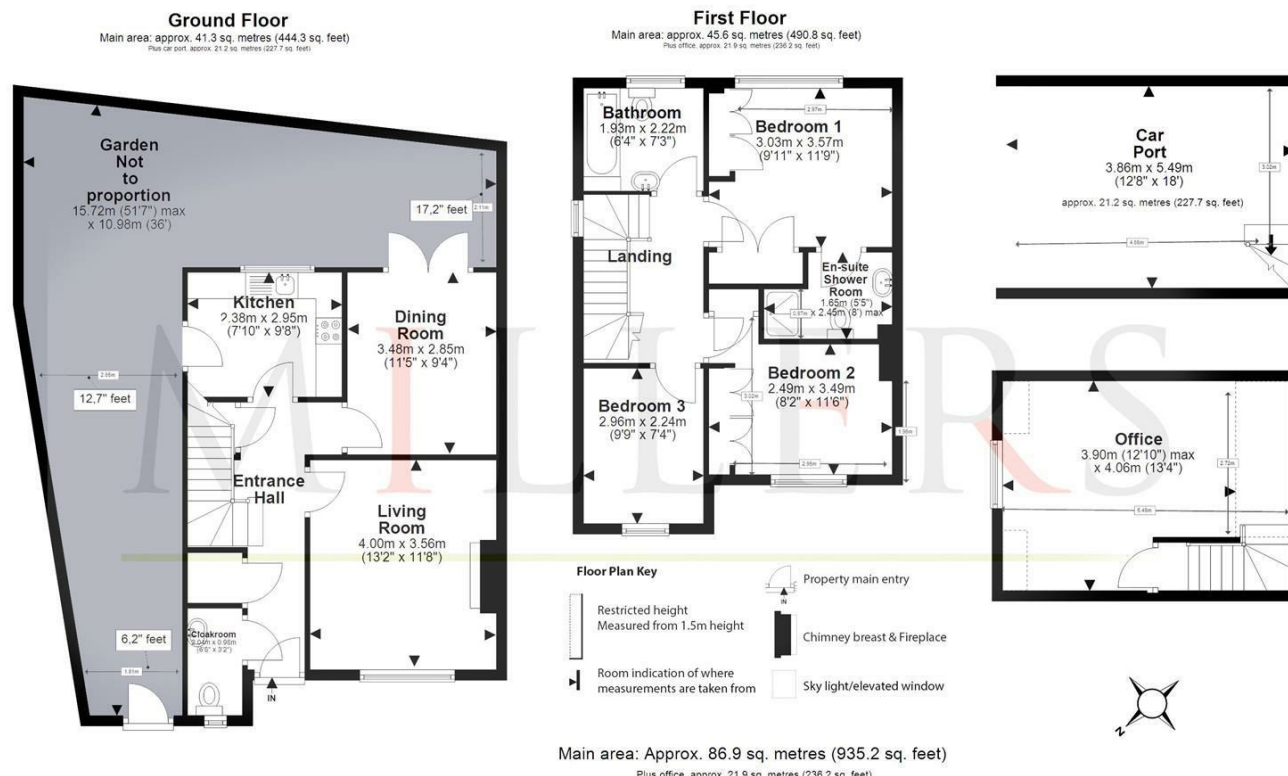
Office

12'10" x 13'4" (3.90m x 4.06m)

Car Port

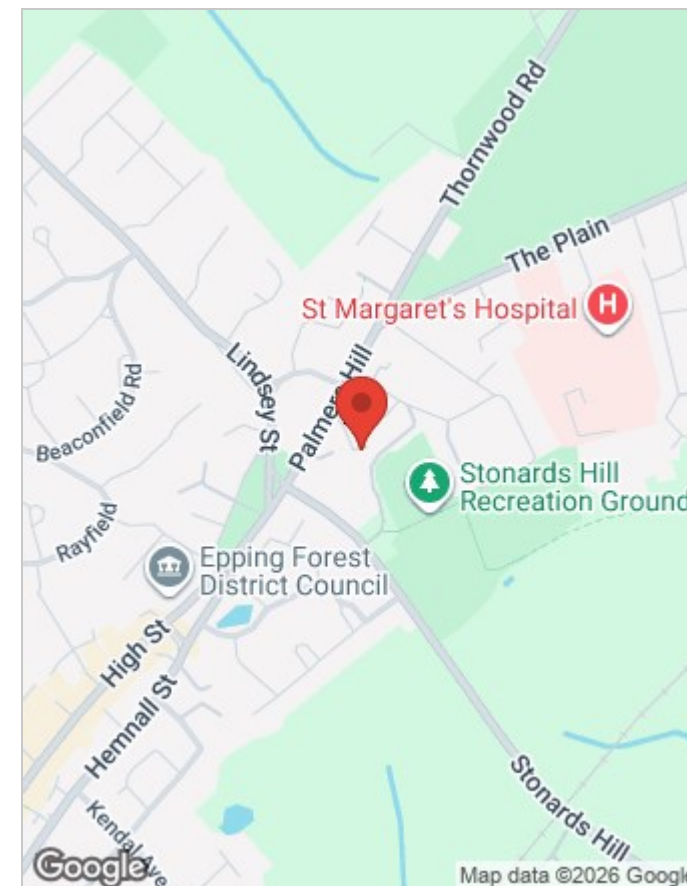
18' x 12'8" (5.49m x 3.86m)





Total area including Office: approx. 108.8 sq metres (1171.4 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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

229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: sales@millersepping.co.uk

www.millersepping.co.uk