



Church Hill, Epping
Guide Price £1,750,000

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MILLERS
ESTATE AGENTS

Perfectly positioned in the peaceful setting of Church Hill, Epping is this completely refurbished and beautifully finished detached property. Offering the perfect blend of character & elegance, measuring approx. 2,648 Sq Ft of living accommodation. Providing three reception areas, five bedrooms & four bathrooms. This very versatile home will appeal to the family buyer or those looking to downsize.

The beautifully presented property is exceptionally finished, both inside & out; with sumptuous carpets, "SIEMANS" kitchen appliances, real flame gas fire, Marble worktops with matching breakfast bar, and an internal "Elevator" provide a luxurious living experience. Four stunning bathrooms are impeccably finished in white with perfectly tiled walls, this house ensures comfort & convenience for you & the family. The fully loaded kitchen breakfast room boasts an integrated oven, double-width hob & fan, American fridge freezer & wine cooler.

A standout feature of this property is the "Elevator" allowing access to the first floor for the physically disadvantaged. Improvements include the boiler & heating system; the water softener and underfloor heating all add a real modern touch to the traditional feel of this property. The carpets, window blinds, lighting and electrics; windows, doors and heating system are all newly installed and are to remain with many additional features awaiting to be discovered.

There is a detached double garage; discreetly hidden behind electric gates and a gravel driveway with overall parking for 8/9 vehicles. External lighting to all sides of the property illuminate for a cosy feel and newly erected wooden fencing surrounds the plot and enclose the stunning garden.

Lastly, the outstanding setting; a very private cul-de-sac, creates a serene and peaceful feeling, adding to the overall appeal of this wonderful home. Don't miss the opportunity to make this property your own and enjoy this perfect home and location. You will not be disappointed





GROUND FLOOR

Living Room

25'5" x 12'0" (7.75m x 3.66m)

Conservatory

13'6" max 11'10" (4.11m max 3.61m)

Cloakroom WC

7' x 3'1" (2.13m x 0.94m)

Dining Room

11'6" x 15'0" (3.50m x 4.57m)

Kitchen Breakfast Room

16'10" x 12'3" (5.14m x 3.73m)

Utility Room

7'2" x 10'5" (2.18m x 3.18m)

Bedroom Four (GF)

12'10" x 9'4" (3.91m x 2.84m)

En-suite Shower Rm (GF)

9'1" x 6'4" (2.77m x 1.93m)

Study Room

7'9" x 6'8" (2.37m x 2.02m)

FIRST FLOOR

Bedroom One

11'7" x 12'0" (3.52m x 3.67m)

Walk-in Wardrobe

6'9" x 3'1" (2.06m x 0.94m)

En-suite Shower Room

11'9" x 4'11" (3.58m x 1.50m)

Bedroom Two

11'11" x 15'4" (3.63m x 4.68m)

En-suite Shower Room

6'7" x 8'8" (2.01m x 2.64m)

Bathroom

7'11" x 6'4" (2.41m x 1.93m)

Bedroom Three

8'9" x 9'8" (2.67m x 2.94m)

Bedroom Five

8'9" x 10'0" (2.66m x 3.04m)

EXTERNAL AREA

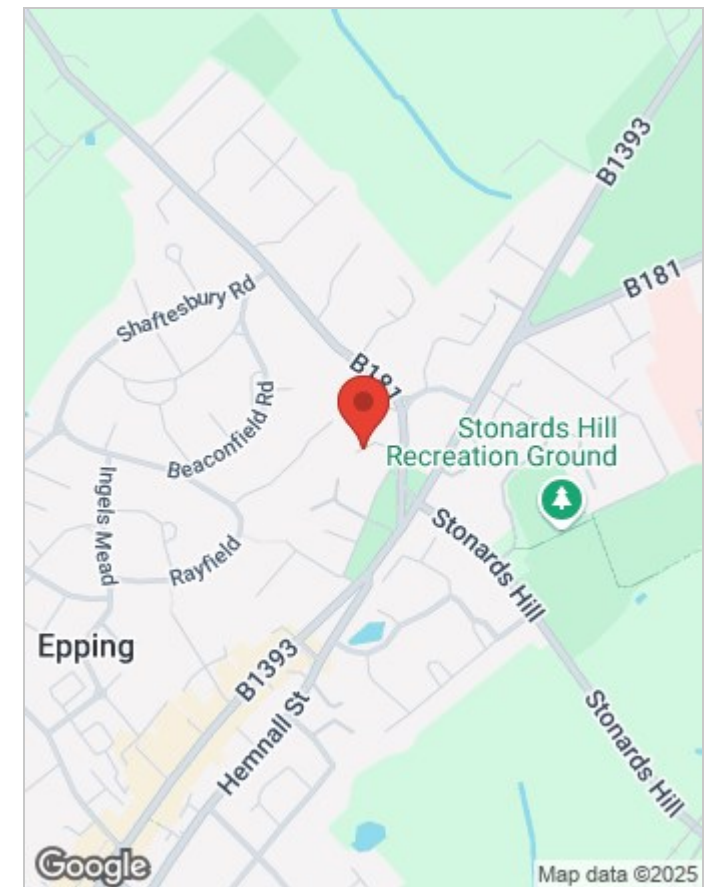
Rear Garden (max)

128' x 80'4" (39.01m x 24.49m)

Double Garage

18'3" x 18'7" (5.56m x 5.66m)





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	

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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