

# The Magpies, Epping Green

**Asking Price £635,000**

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MILLERS

ESTATE AGENTS

* EXTENDED HOME * END OF TERRACED HOUSE * SUPERB MASTER SUITE WITH DRESSING & SHOWER ROOM * ATTRACTIVE REAR GARDENS * TWO VEHICLE CAR PORT * OPEN PLAN KITCHEN BREAKFAST DINER *

Nestled in the charming village of Epping Green, The Magpies presents a delightful opportunity to own a stunning end terrace character cottage. This property boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms, providing ample space for comfortable living.

As you step inside, you are greeted by a cosy front lounge featuring a traditional log burner, perfect for those chilly evenings. The open plan kitchen and breakfast room flow seamlessly into a dining area, illuminated by a roof lantern and large windows that offer picturesque views of the pretty rear garden.

The property's attractive entrance hallway leads to modern amenities such as storage cupboards and a sleek cloakroom/wc and stairs to the upstairs. The first floor accommodates two double bedrooms, a generous single bedroom or office space, and a superb family bathroom.

Venture up to the second floor to discover a remarkable loft conversion that houses a luxurious double bedroom, complete with a dressing area and contemporary En-suite shower. The large windows in this room not only flood the space with natural light but also provide breath-taking views of the garden and stunning countryside surroundings.

The front garden has a shingle area and picket fence, side access to the rear garden. The fabulous rear garden has two patio areas, well established shrubs and flower beds, a delightful summer house, plus a gate leading to open fields.

With a car port offering parking space for 2 vehicles, this well-maintained property is in excellent condition throughout, making it a perfect blend of modern comfort and classic charm. Don't miss the chance to make The Magpies your new home in this idyllic village setting.


























**GROUND FLOOR**

**Cloakroom WC**
7' x 5'5" (2.13m x 1.65m)

**Living Room**
17'6" x 10'6" (5.33m x 3.21m)

**Kitchen**
11'6" x 7'11" (3.51m x 2.42m)

**Kitchen Breakfast Room**
11'4" x 18'3" (3.46m x 5.56m)

**Dining Room**
11'3" x 12'2" (3.44m x 3.72m)

**FIRST FLOOR**

**Bedroom Two**
15'0" x 10'10" (4.57m x 3.29m)

**Bedroom Three**
12'5" x 10'10" (3.79m x 3.29m)

**Bedroom Four**
8'11" x 7'9" (2.72m x 2.35m)

**Bathroom**
7'9 x 6'3 (2.36m x 1.91m)

**SECOND FLOOR**

**Bedroom One**
11'7" x 15'1" (3.52m x 4.60m)

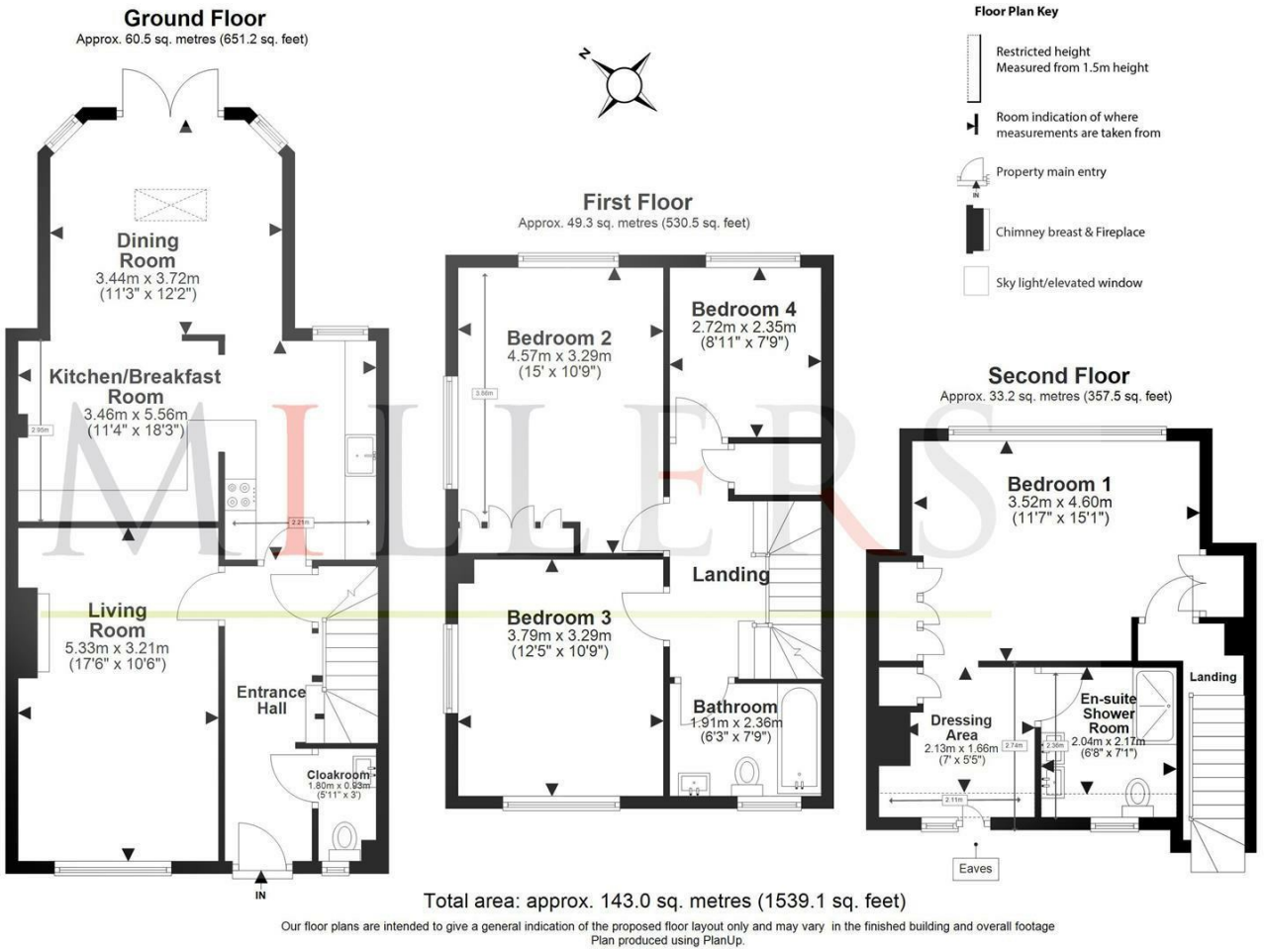
**Dressing Area**
7'0" x 5'5" (2.13m x 1.66m)

**En-suite Shower Room**
7'1 x 6'8 (2.16m x 2.03m)

**EXTERNAL AREA**

**Rear Garden**
40'8 x 23'9 (12.40m x 7.24m)

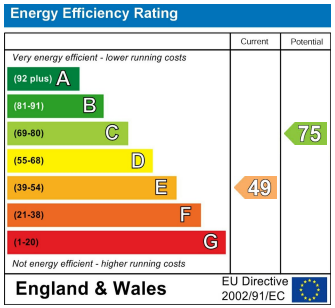
**Car Port with Allocated Parking**

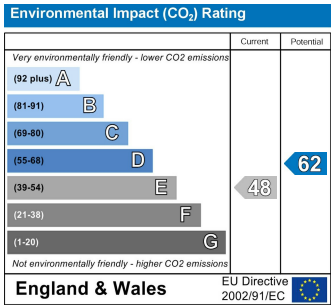



Total area: approx. 143.0 sq. metres (1539.1 sq. feet)

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 Plan produced using PlanUp.




## 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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