



**Egg Hall, Epping, CM16 6SA**

**O.I.E.O £780,000**

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**MILLERS**  
ESTATE AGENTS

**\*\* DETACHED FAMILY HOME \*\* QUIET CUL DE SAC LOCATION \*\* CHAIN FREE \*\* GARAGE AND OFF STREET PARKING \*\* POTENTIAL TO EXTEND (STPP) \*\* SHORT WALK TO HIGH STREET\*\***

Offered with NO ONWARD CHAIN. Positioned in a quiet cul-de-sac on the edge of the town, this detached house offers spacious family accommodation comprising of entrance porch, good size entrance hallway, ground floor cloakroom, L shaped Lounge/Diner with patio door overlooking the rear garden and fitted kitchen. Upstairs provides four good size bedrooms and a family bathroom.

Outside: The front garden is lawned with various shrubs, side access, off street parking leading to an integral garage having power and light. The rear garden is mainly laid to lawn with flower, tree and shrub borders, enjoying a patio area to the immediate rear.

Egg Hall is a popular Cul-De-Sac development located to the North of Epping's High Street and within walking distance of the open countryside and parts of Epping Forest, along with Epping Town which benefits from a range of shops, bars, cafes and restaurants and has access to London via the Central line on the Underground.





**Entrance Porch**

**Entrance Hall**

**Ground Floor Cloakroom**

**Living Room**

12'2" x 18'3" (3.71m x 5.55m)

**Dining Room**

9'9" x 12'10" (2.98m x 3.91m)

**Kitchen/Breakfast Room**

10'7" x 16'8" (3.23m x 5.08m)

**Landing**

**Bedroom 1**

10'11" x 14'8" (3.32m x 4.46m)

**Bedroom 2**

10'10" x 11'2" (3.29m x 3.41m)

**Bedroom 3**

11'0" x 8'10" (3.36m x 2.68m)

**Bedroom 4**

8'11" x 8'7" (2.72m x 2.61m)

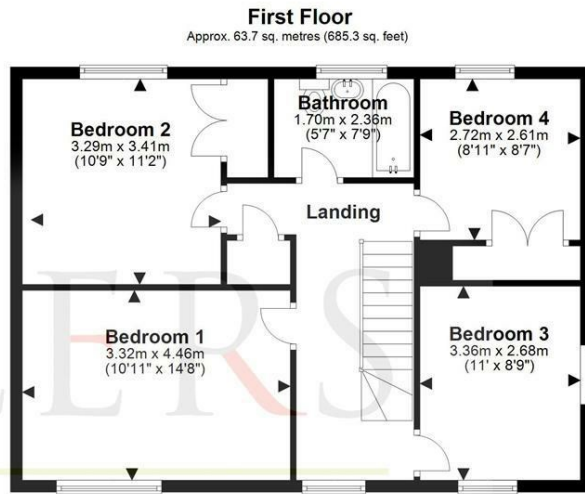
**Bathroom**

**Front Garden**

**Driveway for off street parking**

**Garage**

**Rear Garden**

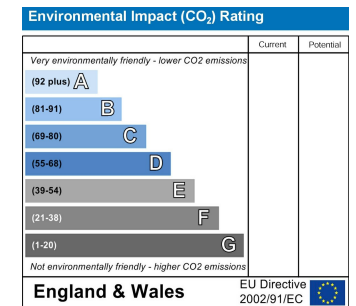
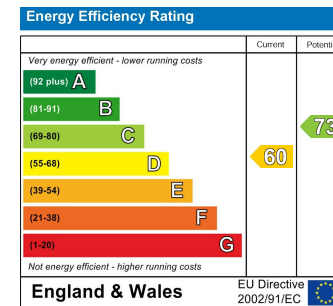
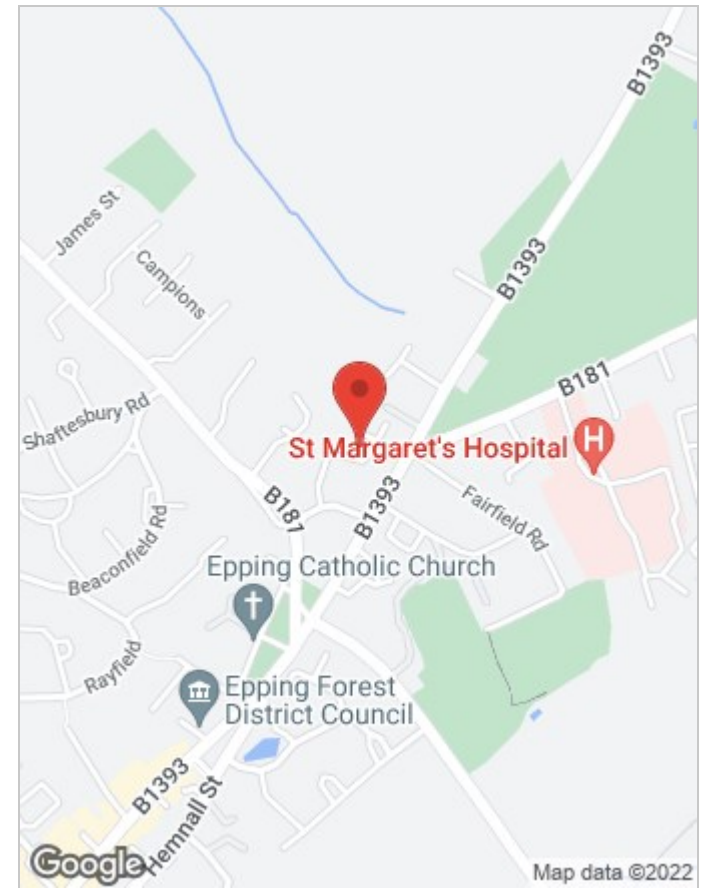


Main area: Approx. 126.4 sq. metres (1360.6 sq. feet)  
Plus garages: approx. 14.4 sq. metres (154.7 sq. feet)

Total area including garages and outbuildings: approx. 140.8 sq metres (1515.3 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.

- 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



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.