



Bridge Hill, Epping
£769,995



MILLERS
ESTATE AGENTS

* DETACHED BUNGALOW * TWO DOUBLE BEDROOMS * THREE RECEPTION ROOMS * STUDY ROOM * BLOCKED PAVED DRIVEWAY * LARGE ESTABLISHED REAR GARDEN * APPROX. 1100 SQ FT *

We are pleased to offer this good sized detached bungalow, located on the edge of Epping yet within walking distance of Epping Station and High Street. The property benefits from a hallway leading to 2 bedrooms, 3 receptions, Kitchen, further study and conservatory. It has a blocked paved driveway providing ample parking. The property is within walking distance to arable farmland, Epping station serving London. Please be aware that bungalows are rare to the market so interest in this instruction should be an made at your earliest opportunity.

The property is entered via an Entrance Hall, leading to two good size bedrooms, a large lounge and further dining room and study and conservatory. The property also a kitchen to rear leading to the patio area to the rear gardens are mainly laid to lawn, offers shrub and flower borders and features a fish pond, patio area and has a green house and wooden garden shed. The front driveway which provides parking for three or four vehicles.

Bridge Hill is located within a short walk of the arable farmland at Brook Road and the local convenience store in Allnutts Road. Epping's famous Forest is ideal for recreational activities including horse riding, walking and bike riding. Schooling is provided at ESJ Epping St Johns Comprehensive school and Ivy Chimneys Primary School. Transport links are available via the Central Line Tube Station, serving London. The M25 at Waltham Abbey and the M11 at Hastingwood. Epping has a busy High Street providing a range of shops including a Tesco superstore, M&S food hall and a number of boutiques. There are several cafes, bars, restaurants and public houses.





GROUND FLOOR

Entrance Hall

Bedroom One

11'0" x 8'7" (3.35m x 2.62m)

Living Room

15'5" x 10'8" (4.70m x 3.24m)

Shower Room

8'4" x 6'6" (2.54m x 1.98m)

Bedroom Two

9'6" x 8'10" (2.90m x 2.69m)

Dining Room

16'10" x 11' (5.13m x 3.35m)

Kitchen

9'11" x 10'8" (3.01m x 3.24m)

Conservatory

10'1" x 16'4" (3.07m x 4.98m)

Study

12'7" x 5'11" (3.83m x 1.80m)

EXTERNAL AREA

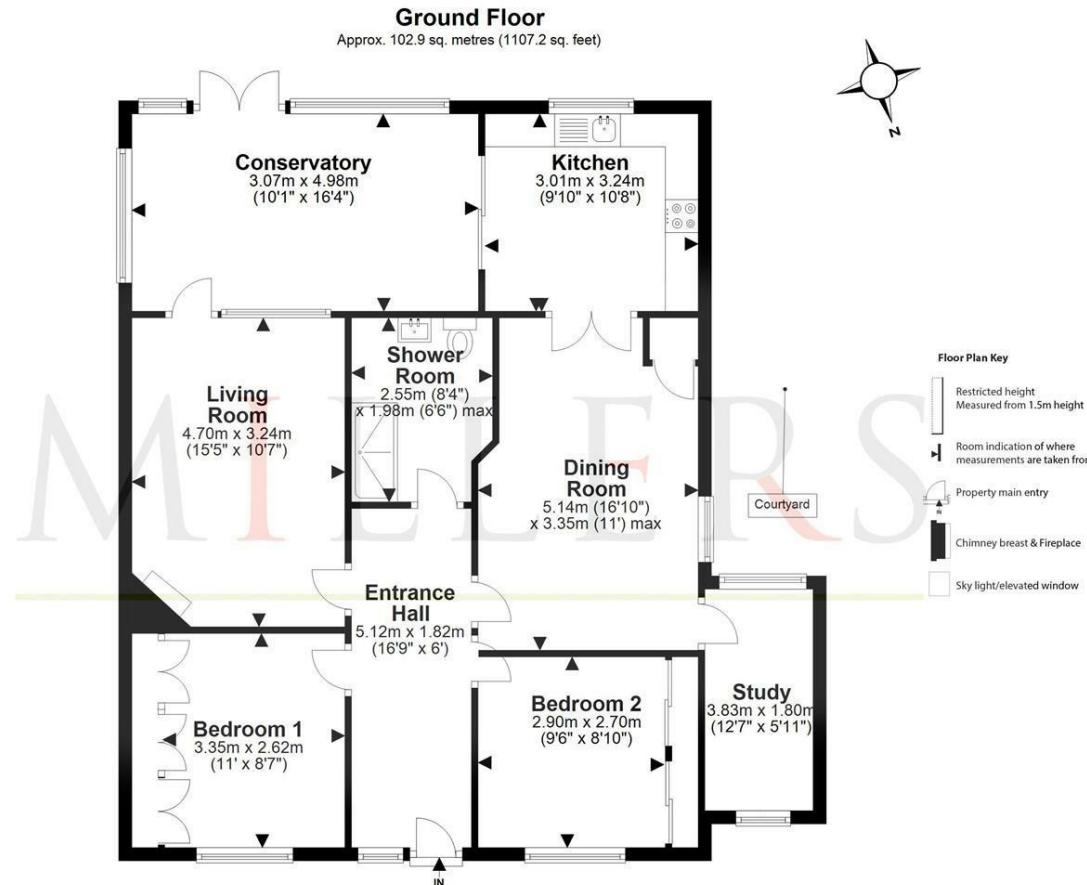


Patio Area

17' x 11' (5.18m x 3.35m)

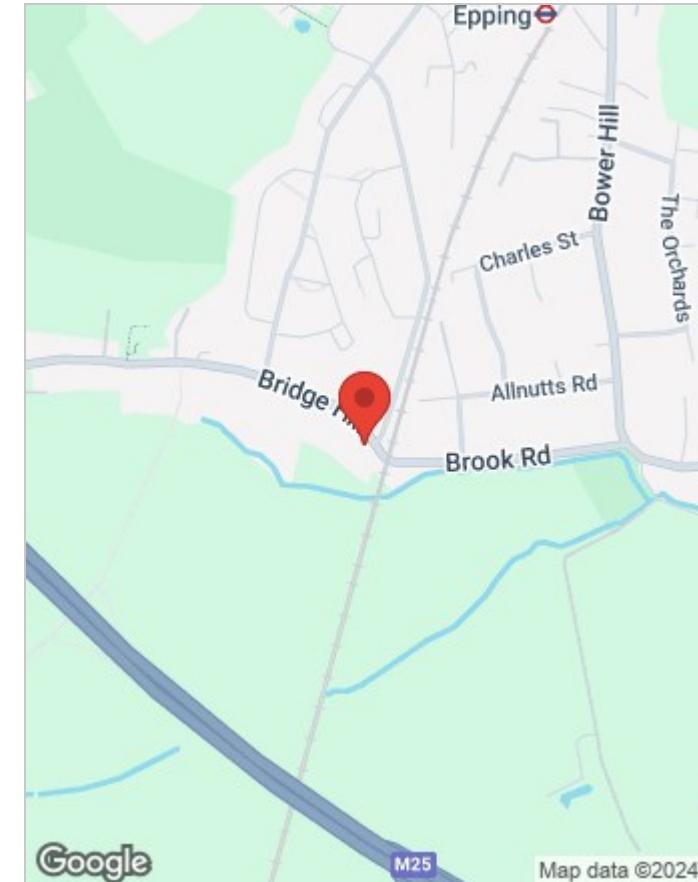
Rear Garden

114' x 36' (34.75m x 10.97m)



Total area: approx. 102.9 sq. metres (1107.2 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 footprint.
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.

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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