



**Ivy Cottage, Epping Road, Epping Green**

**Guide Price £615,000**



**MILLERS**  
ESTATE AGENTS

**\* BEAUTIFULLY PRESENTED COTTAGE \* EXTENDED PERIOD HOME \* THREE BEDROOMS \* LANDSCAPED GARDENS \* STUNNING CONDITION \* OPPOSITE & BACKING ONTO FARMLAND \* GARAGE & OFF STREET PARKING \***

An outstanding cottage with extended accommodation dating from approx. 1850's. There are two reception rooms, three generous bedrooms, landscaped gardens and off street parking. The property offers a wealth of charm and character combining a contemporary finish with features including open fireplaces, engineered flooring and doors, plantation shutters and bi-folding doors with glass ceiling.

The accommodation comprises an entrance porch leading to cosy living room to the front with a fireplace and wooden floorboards. The fully fitted kitchen breakfast room features a central island and breakfast bar, built in appliances including a range cooker, and folding doors overlook the gardens. There is a further family room with fireplace, a utility room and downstairs cloakroom WC. The first floor landing leads to three bedrooms with built in wardrobes to bedrooms one & two. There is a stunning bathroom with a four-piece suite finished in white sanitary ware. The front cottage garden is laid to gravel and provides parking for two vehicles. The rear garden is beautifully presented and boasts a stone patio area to the immediate rear of the house with a covered sitting area and a large lawn. A garage is located en-bloc to the rear of the house. Additionally, the property has double glazed windows and gas heating via radiators.

Epping Green village situated on the outskirts of Epping; approx. 3.8 miles to the High Street with shops, cafes, bars, restaurants & the Central Lane underground serving London. There is a popular primary school, arable farmland setting & its ease of access into both Epping & Harlow. The M11 & M25 are also accessible in the local area.





## GROUND FLOOR

### Porch

4'2" x 3'6" (1.27m x 1.07m)

### Inner Hallway

### Living Room

12'10" x 12'3" (3.92m x 3.73m)

### Cloakroom WC

5'11" x 4'8" (1.80m x 1.42m)

### Utility Room

6'0" x 10'10" (1.83m x 3.31m)

### Kitchen Breakfast Room

15'0" x 17'1" (4.56m x 5.21m)

### Family Room

12'10" x 9'7" (3.92m x 2.91m)

## FIRST FLOOR

### Landing

### Bedroom One

12'11" x 9'8" (3.93m x 2.94m)

### Bedroom Two

12'8" x 9'6" (3.86m x 2.90m)

### Bedroom Three

6'11" x 10'4" (2.12m x 3.15m)

### Bathroom

11'6" x 4'2" (3.51m x 1.27m)

## EXTERNAL AREA

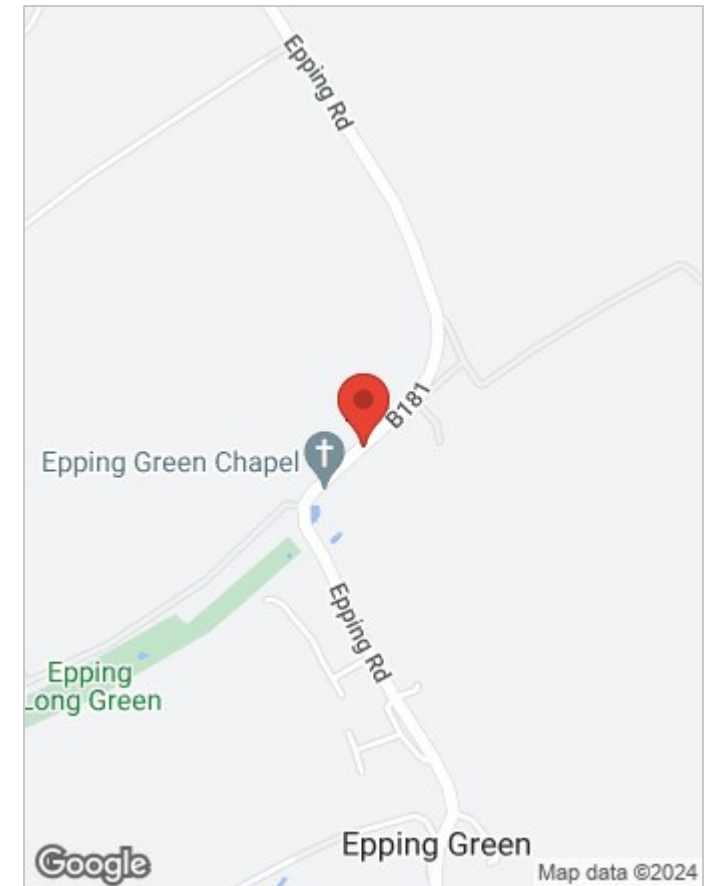
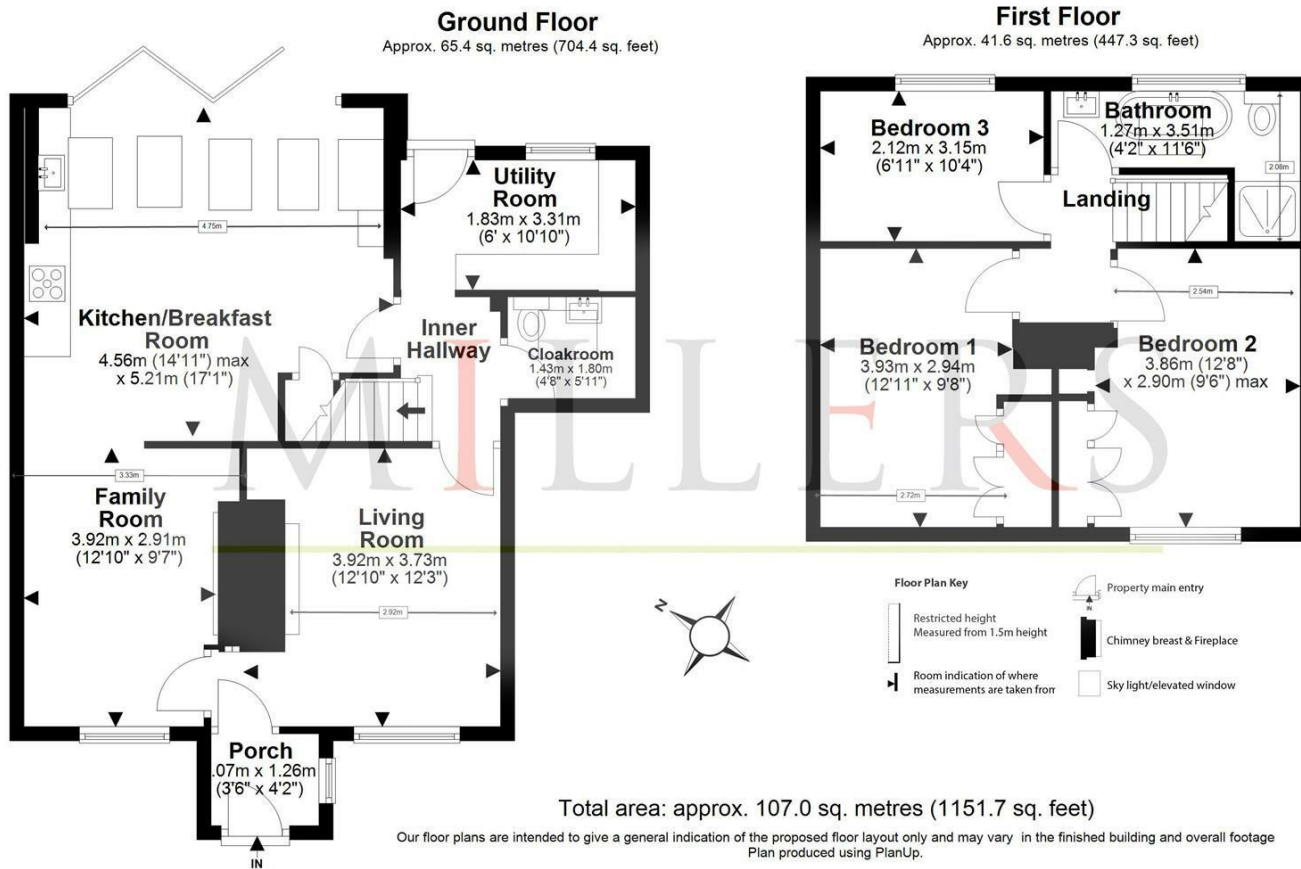
### Rear Garden

63'6" x 30' (19.35m x 9.14m)

### Single Garage

16'8" x 7' (5.08m x 2.13m)





| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> 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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