



Gordon Cottages, Stapleford Abbotts
Offers Over £685,000



MILLERS
ESTATE AGENTS

* BEAUTIFULLY FINISHED * EXTENDED HOME *
 FOUR BEDROOMS * FAMILY ACCOMMODATION *
 NO ONWARDS CHAIN * ALMOST 1,400 SQ FT
 VOLUME * OUTSTANDING CONDITION * FARMLAND
 VIEWS *

An outstanding semi-detached house, offering modern family accommodation arranged over two floors. Situated in a semi-rural location in the heart of the Essex countryside with views of arable farmland to both the front and rear. The beautifully presented property comprises four bedrooms, has an open plan living area, off road parking, garage, and large rear garden.

The accommodation comprises an entrance hall leading to a stunning living room with feature fireplace, tiled flooring & is wired for surround sound. Opening into the open-plan dining room & kitchen which is fitted with "NEFF" appliances, extensive range of high gloss units, quartz worktops and folding doors. The integral garage has a "Horman" electric door and EV charging point and leads to the separate plant/utility room. The first floor has a luxury bathroom with marble counter and washbasin. Four generous bedrooms, with a range of wardrobes & en-suite shower room to the master bedroom. The gorgeous rear garden faces in a westerly direction and overlooks arable farmland. It is comprehensively laid to lawn, has a stylish patio and a rear sitting area with wooden garden shed. Side access leads to the front garden and off-street parking. Additionally, the property has triple glazed windows, a heat pump, underfloor heating to the ground floor & a water softener.

Stapleford Abbotts is well placed for Epping, Theydon Bois & Loughton which offer a large selection of shops, restaurants & public houses. Several golf courses are within easy reach as are several well-regarded state & private schools. Tube transport to London is offered at several stations and the M11 & M25 junctions are within a few miles. Theydon Bois tube: 3.5 miles, M25 Junction 26: 6.9 miles, M11 Junction 5 (Southbound): 4.9 miles.





GROUND FLOOR

Porch

5'6" x 4'5" (1.68m x 1.35m)

Living Room

20'4" x 12'3" (6.19m x 3.73m)

Cloakroom WC

6'8" x 2'9" (2.03m x 0.84m)

Garage

17'2" x 9'1" (5.23m x 2.77m)

Plant Utility Room

5'9" x 6'11" (1.76m x 2.12m)

Kitchen Dining Room

11'4" x 24'7" (3.46m x 7.49m)

FIRST FLOOR

Bedroom One

11'10" x 10'8" (3.60m x 3.26m)

En-suite Shower Room

5'7" x 4' (1.70m x 1.22m)

Bedroom Two

9'2" x 10'4" (2.79m x 3.14m)

Bedroom Three

8'4" x 12'0" (2.55m x 3.65m)

Bathroom

8'10" x 5' (2.69m x 1.52m)

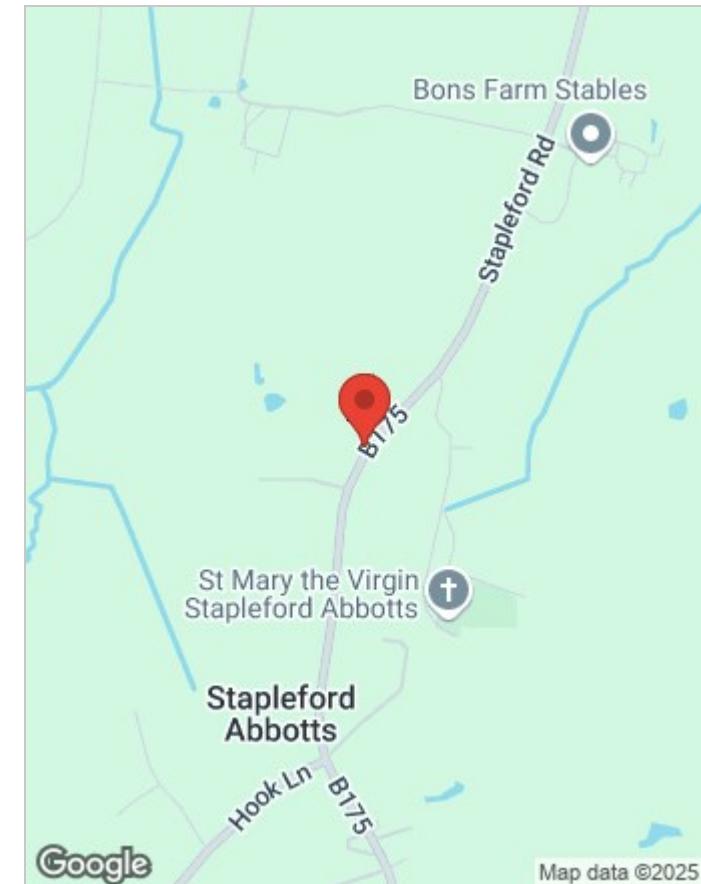
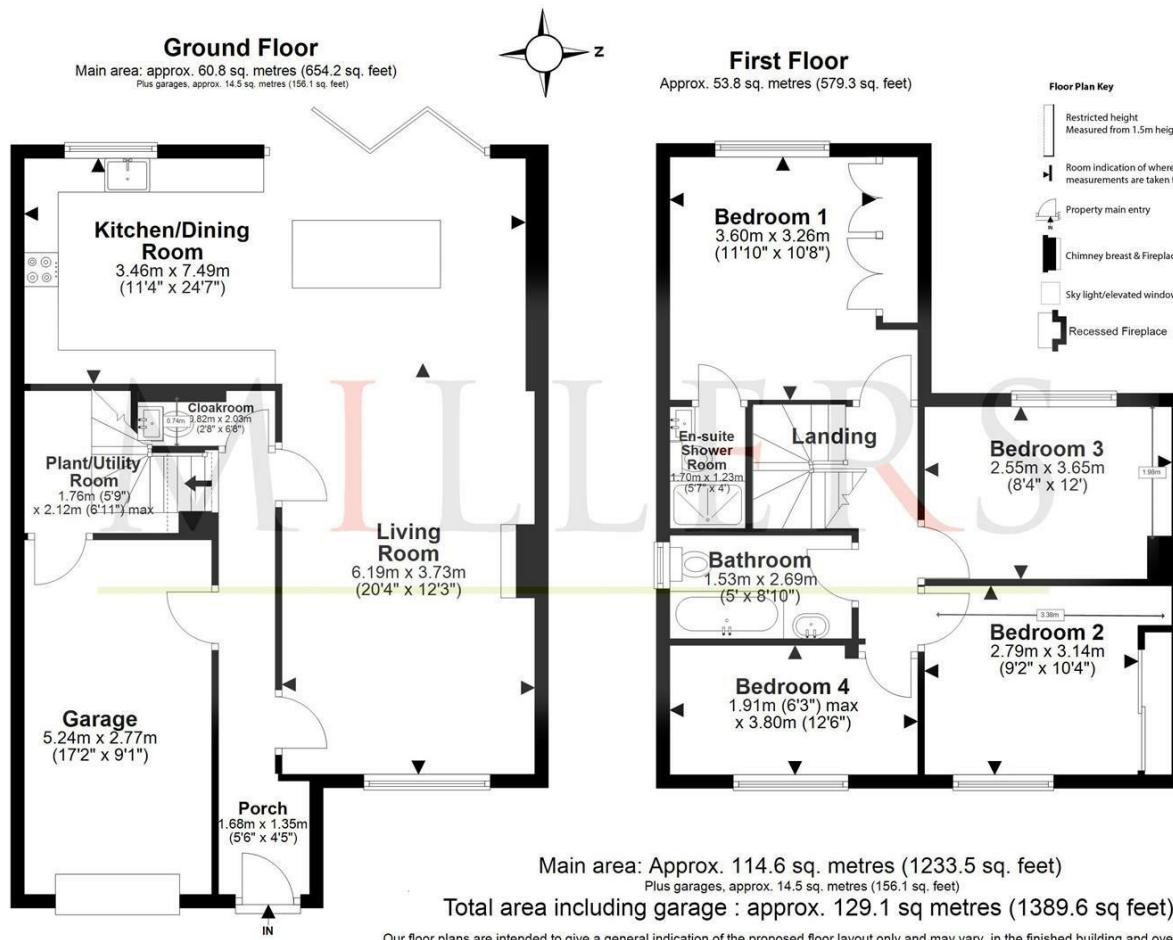
Bedroom Four

6'3" x 12'6" (1.91m x 3.80m)

EXTERNAL AREA

Rear Garden

122'8" x 28'3" (37.39m x 8.61m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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

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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229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: sales@millersepping.co.uk

www.millersepping.co.uk