



**Coach House Cottage, Maltings Drive, Epping**

**Asking Price £699,995**



**MILLERS**  
ESTATE AGENTS

**\* SECLUDED LOCATION \* THREE BEDROOMS \* SEMI DETACHED \* SEPARATE CARPORT & ROOM ABOVE \* PRIVATE GRAVELLED ENTRANCE \* NO ONWARD CHAIN \***

Coach House Cottage sits quietly on the secluded Maltings Drive, offering a welcoming retreat in the heart of Epping. Step inside to discover three comfortable bedrooms, each thoughtfully arranged to suit family life or those simply looking for a little more room. Two reception rooms provide inviting spaces for lively gatherings or peaceful evenings, making this home as versatile as it is charming.

The location is truly special, with Epping High Street just a gentle stroll away. Here, a lively mix of shops, cafes, and restaurants creates a real sense of community. For those who commute, Epping Station is also within easy reach, connecting you swiftly to London and beyond.

A carport offers sheltered parking and handy storage, while above it, a loft room awaits your imagination. Whether you need a quiet home office, a playful hideaway, or a welcoming space for guests, this flexible area adapts to your needs.

With no onward chain, Coach House Cottage is ready for you to move straight in and start making memories. This is a rare opportunity to enjoy a comfortable and convenient lifestyle in one of Epping's most desirable settings. Come and see for yourself how easily this charming home could become your own.

Everything you need is close at hand, from the vibrant High Street with its array of shops, bars, and cafes, to the green open spaces of Stonards Hill recreation ground and Epping Forest. Families will appreciate the excellent choice of local schools, including Epping St Johns, Epping Primary, Ivy Chimneys, and Coopersale Hall. With the Central Line station nearby and easy access to the M25, M11, and A414, getting around is effortless.





## GROUND FLOOR

### Living Room

13'1" x 11'8" (4.00m x 3.56m)

### Dining Room

11'5" x 9'4" (3.48m x 2.85m)

### Kitchen

7'10" x 9'8" (2.38m x 2.95m)

### Cloakroom WC

6'8" x 3'2" (2.03m x 0.97m)

## FIRST FLOOR

### Bedroom One

9'11" x 11'9" (3.03m x 3.57m)

### En-suite Shower Room

8' x 5'5" (2.44m x 1.65m)

### Bedroom Two

8'2" x 11'5" (2.49m x 3.49m)

### Bedroom Three

9'9" x 7'4" (2.96m x 2.24m)

### Bathroom

6'4" x 7'3" (1.93m x 2.21m)

## EXTERNAL AREA

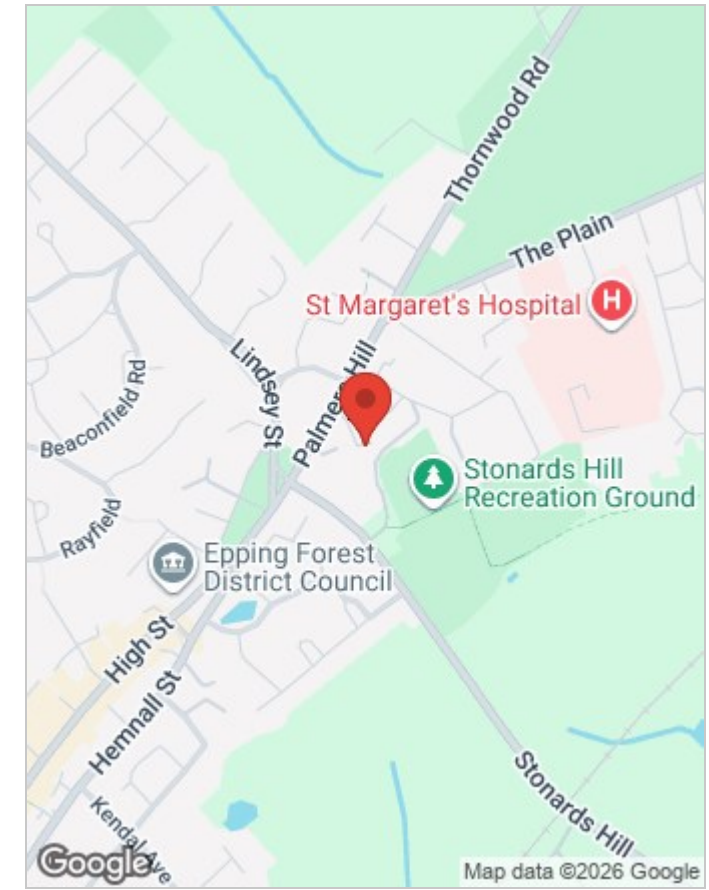
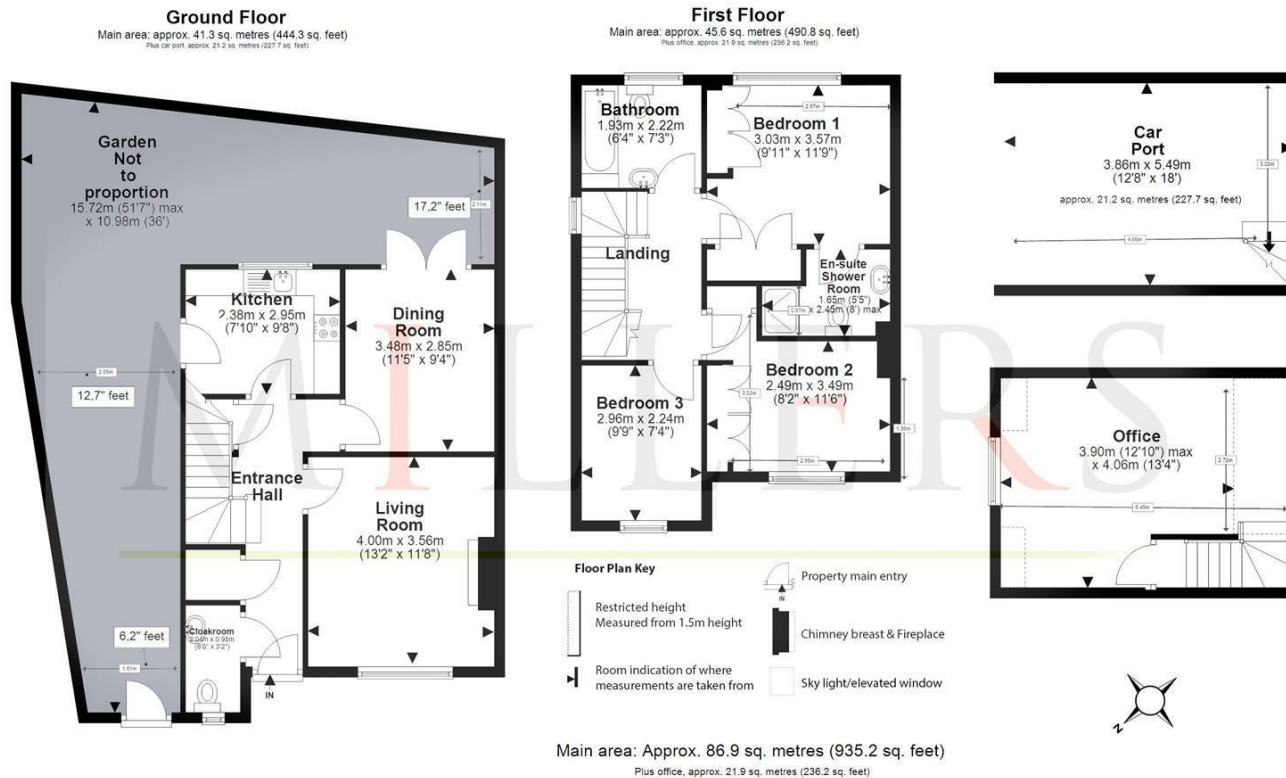
### Office

12'10" x 13'4" (3.90m x 4.06m)

### Car Port

18' x 12'8" (5.49m x 3.86m)





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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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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