

Plot One: Nursery Mews, Epping Road, Broadley Common

Guide Price £1,100,000

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This beautifully finished detached family home offers versatile living across four generous bedrooms, two sleek bathrooms & two inviting reception rooms. The heart of the house is a spacious open-plan kitchen & dining area, thoughtfully designed with high-specification integrated appliances & bi-fold doors that open onto a sun-drenched, south-facing garden - perfect for entertaining or relaxing with family. The principal bedroom features fitted wardrobes & a private en suite, while the second bedroom also enjoys bespoke fitted storage. Bedrooms three & four are both generously proportioned, ideal for family or guests. A detached double garage & ample parking add further convenience. With an EPC rating of B, this home will be ready for you to move into by summer 2026.

Nursery Mews is an exclusive collection of just two beautifully crafted four-bedroom detached family homes, set in the tranquil enclave of Broadley Common. This charming hamlet offers the best of both worlds: a peaceful, rural atmosphere surrounded by leafy lanes & open farmland, yet within easy reach of everyday essentials. Perfectly positioned between Roydon, Epping & Harlow, Broadley Common provides excellent connections to London via the Central line at Epping Station, as well as swift access to the M11 & M25 - making it an ideal base for commuters & families alike. Residents can enjoy a welcoming community, with local shops & pubs a short drive away. A wealth of outdoor pursuits, from scenic walks and cycling to horse riding in the picturesque countryside. Epping Forest, just a 20-minute drive, offers 2,400 hectares of ancient woodland for family outings & leisurely strolls.

Families will benefit from access to education at every stage, with a choice of highly regarded state & independent schools. Within a mile is Water Lane Primary Academy & Milwards Primary School & Nursery (Ofsted/Good), which offers excellent early years & primary education, while the Hare Street Community Primary & Nursery.

Ground Floor



First Floor



Ground Floor



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

Total area : approx. 170 sq metres (1803 sq feet)

Plus Garage: approx. 39 sq metres (420 sq feet)

Total area including garage : approx. 209 sq metres (2223 sq feet)

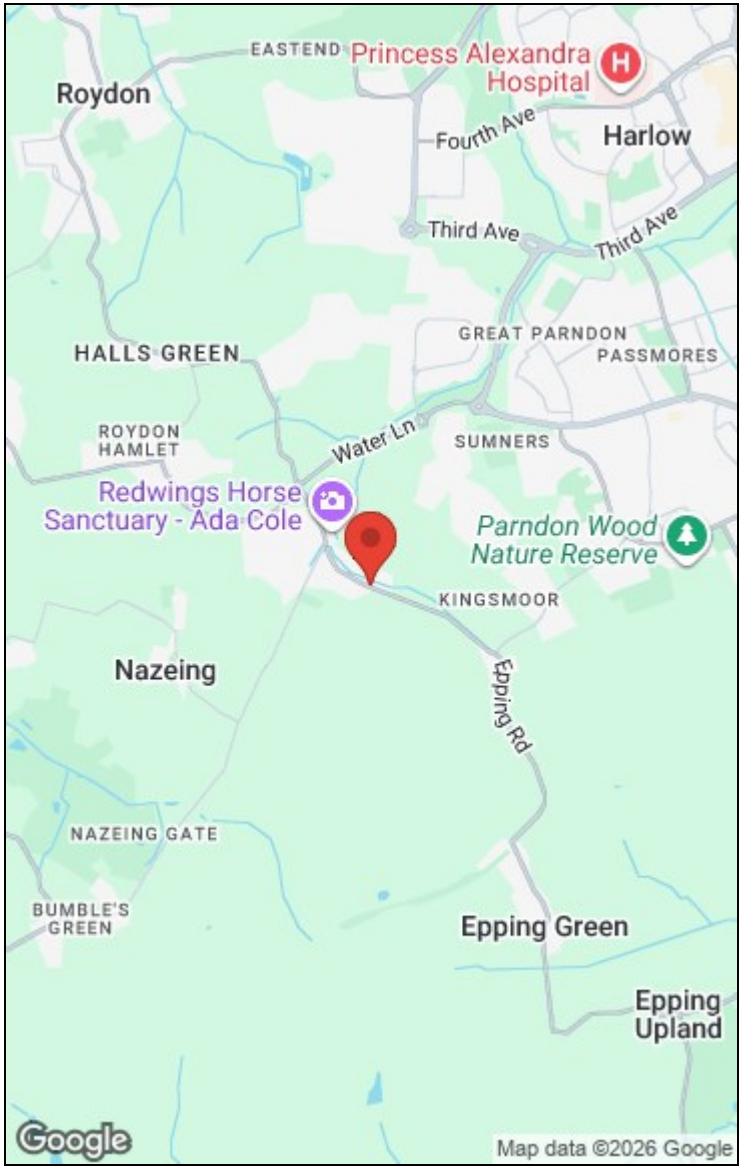
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Directions

START: Millers 229 High Street, Epping, CM16 4BP. 0.0. Head northeast on High St/B1393 toward the Town Green. 0.3. Turn left onto Lindsey St/B181. 1.6. Proceed down the hill and continue over the passing point up the hill onto B181. 2.4. Turn left at the T junction and continue through Epping Green and past Jacks Hatch staying on B181. 5.0. ARRIVE: Nursery Mews, Epping Road, Braodley Common, EN9 2DH. Total time: 10 mins 50s.







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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