



**Millview, Moreton, CM5 0DR**

**O.I.E.O £500,000**

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**MILLERS**  
ESTATE AGENTS



\* ATTRACTIVE DETACHED BUNGALOW \* TIMBER FRAMED PROPERTY \* SURROUNDED BY COUNTRYSIDE VIEWS \* HUGE POTENTIAL (STPP) \* Millers are pleased to offer for sale this wonderful character home dating back to circa 1884 offering a wealth of charm and character with feature beams. The accommodation has been extended over the years and now offers deceptively spacious accommodation comprising entrance hallway, family bathroom, kitchen and separate utility area, spacious through lounge/diner with feature fireplace, master bedroom with ensuite shower room, a further three bedrooms and separate shower room. There is a pretty front garden set back from the main road with a driveway for off street parking, side access to a superb rear garden which is well tended with an extensive lawn surrounded by mature tree, shrub and bush borders, several garden sheds and large workshop.

This property is situated in a peaceful rural location surrounded by amazing countryside views from every aspect. Conveniently placed on the edge of Moreton village giving easy access to Ongar, The Lavers, Epping and Harlow plus the M11 & M25 motorways for easy reach to Stansted airport.







## GROUND FLOOR

### Entrance Hall

### Kitchen

11'0" x 14'0" (3.36m x 4.26m)

### Walk in cupboard

### Utility Area

13'1"36'1" x 13'1"16'4" (4'11 x 4'5)

### Bathroom

6'11 x 5'8 (2.11m x 1.73m)

### Living/Dining Room

29'10" x 11'0" (9.10m x 3.35m)

### Bedroom 3/Study

11'0" x 8'0" (3.36m x 2.43m)

### Bedroom One

10'8" x 12'2" (3.26m x 3.71m)

### En-suite Shower Room

6'1 x 5'6 (1.85m x 1.68m)

### Bedroom Two

10'4" x 8'1" (3.15m x 2.46m)

### Bedroom Four

12 x 8'3 (3.66m x 2.51m)

### Shower Room

4'8" x 4'8" (1.42m x 1.42m)

## EXTERNAL AREA

### Workshop

19 x 8'2 (5.79m x 2.49m)

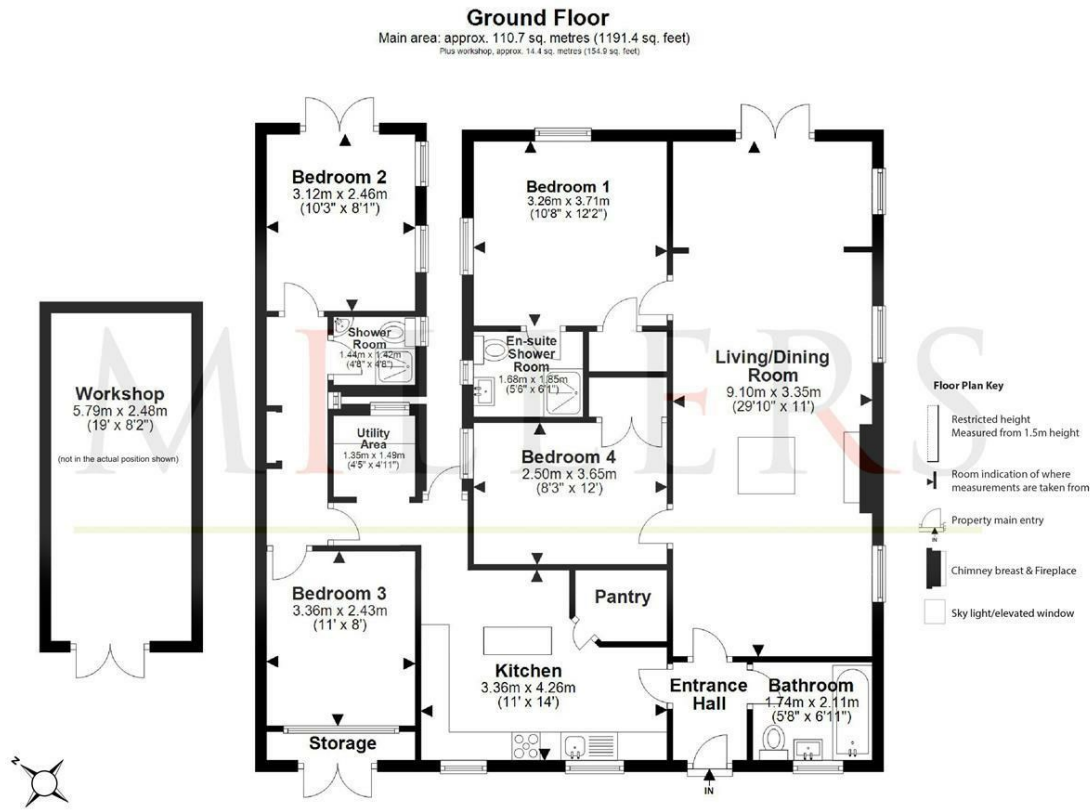
### Garden

78 x 50 (23.77m x 15.24m)

### Driveway/Off Street Parking



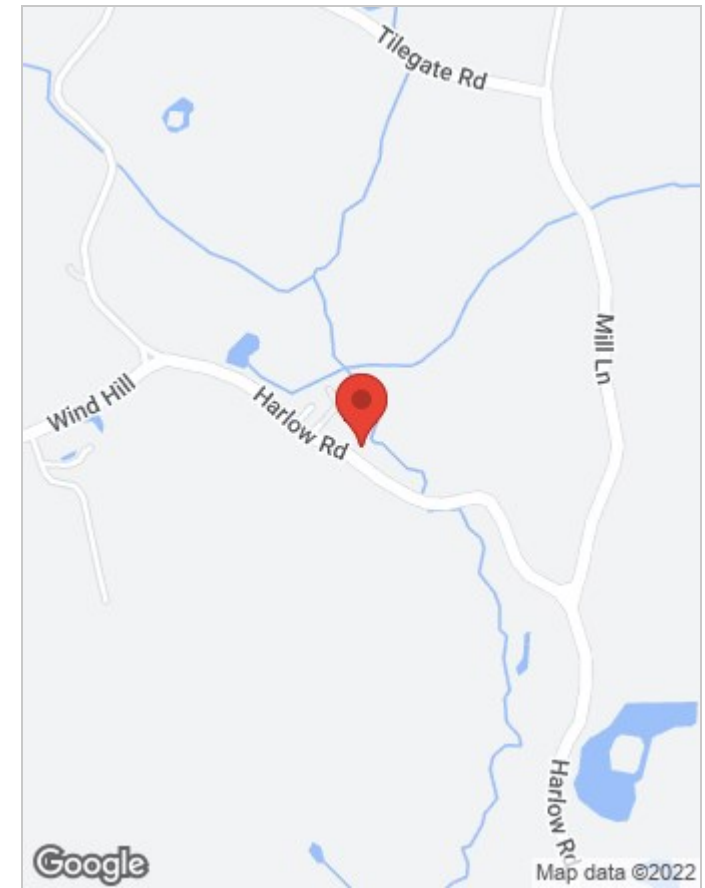




Main area: Approx. 110.7 sq. metres (1191.4 sq. feet)  
Plus workshop, approx. 14.4 sq. metres (154.9 sq. feet)

Total area including garages and outbuildings: approx. 125.1 sq metres (1346.3 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 footage



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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>60</b>	<b>England &amp; Wales</b>
		<b>35</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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.