

Egg Hall, Epping

Offers Over £675,000

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MILLERS

ESTATE AGENTS

* DETACHED FAMILY HOME * QUIET CUL-DE-SAC LOCATION * AVAILABLE CHAIN FREE * GARAGE & OFF-STREET PARKING * POTENTIAL TO EXTEND (STPP) * 10 MINS WALK TO HIGH STREET *

This spacious four-bedroom detached home offers versatile family living in a peaceful cul-de-sac on the edge of Epping, moments from Epping Forest and open farmland. Arranged to maximise both comfort and practicality, the property welcomes you with an inviting entrance porch and a generous hallway, leading to a stylish L-shaped lounge dining room that features patio doors which open onto the rear garden, while the large kitchen leads to a utility room and cloakroom WC. Upstairs, a landing leads to four well-proportioned bedrooms are complemented by a contemporary family bathroom with a sleek three-piece suite in white.

Outside, the front garden is attractively laid to lawn with mature shrubs and borders, while a private driveway provides off-street parking and leads to the integral garage. Side access opens to the generous rear garden, which is mainly laid to lawn and framed by established trees, flowers, and shrubs, with a patio area perfect for outdoor entertaining.

Egg Hall is located within a short walk of the High Street with all of its shops, bars, cafes and restaurants. It is also within close proximity to arable farmland and parts of Epping Forest. Epping Town offers excellent local schooling via Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.

AGENT'S NOTE The house is of steel-framed construction (believed to be Tru-steel) and is therefore considered by mortgage lenders to be of 'non-traditional construction'. We recommend any interested parties first check with their lender/broker regarding deposit amount which may affect your lending criteria.

























GROUND FLOOR

Living Room
11'7" x 20'9" (3.53m x 6.32m)

Dining Room
9'11" x 11'5" (3.02m x 3.48m)

Kitchen
9'11" x 9'0" (3.02m x 2.74m)

Utility Room
9'5" x 8'11" (2.87m x 2.72m)

Cloakroom WC
2'7" x 4'3" (0.79m x 1.30m)

FIRST FLOOR

Bedroom One
16'11" x 9'1" (5.15m x 2.76m)

En-suite Shower Room
9' x 5'4" (2.74m x 1.63m)

Bedroom Two
11'0" x 12'9" (3.35m x 3.88m)

Bedroom Three
8'6" x 12'4" (2.59m x 3.75m)

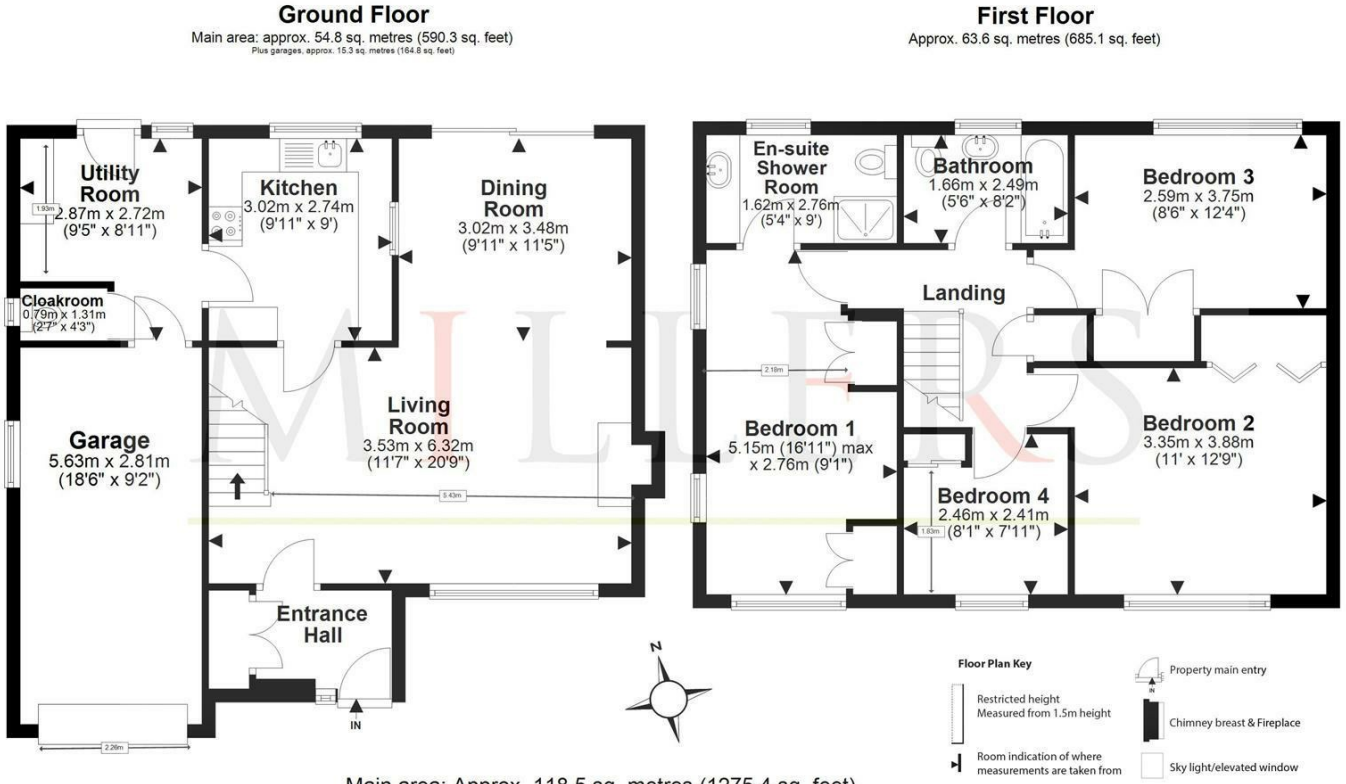
Bedroom Four
8'1" x 7'11" (2.46m x 2.41m)

Bathroom
8'2" x 5'6" (2.49m x 1.68m)

EXTERNAL AREA

Rear Garden
39'3" x 32'4" (11.96m x 9.86m)

Garage
18'6" x 9'2" (5.64m x 2.79m)



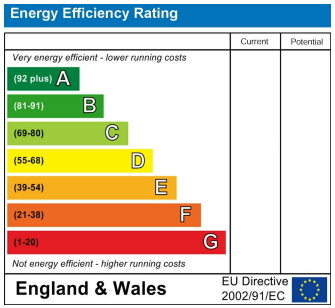
Main area: Approx. 118.5 sq. metres (1275.4 sq. feet)

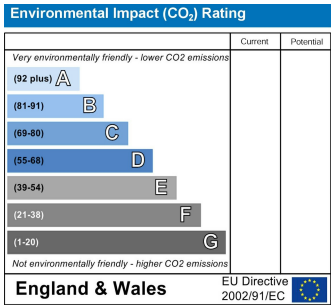
Plus garages, approx. 15.3 sq. metres (164.8 sq. feet)

Total area including garage : approx. 133.8 sq metres (1440.2 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







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 are believed to be accurate but are provided as a general guide only and do not form part of any offer or contract. Prospective purchasers should verify their accuracy through inspection or other means. No employee of this firm is authorised to make any representation or warranty regarding the property. “AI” may have been used in some photography or graphics for marketing and presentation purposes. No physical part of the property or location has been altered.

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