



Cedar Lodge, Mott Street, Sewardstonebury

Asking Price £1,395,000

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MILLERS
NEW HOMES

**** BRAND NEW PROPERTY READY FOR OCCUPATION

Nestled in the charming area of Mott Street, High Beach, this exquisite new build property offers a perfect blend of modern living and comfort. Spanning an impressive 2,367 square feet, this residence boasts an abundance of space, featuring three elegantly designed reception rooms that provide ample room for both relaxation and entertaining.

The property comprises five well-appointed bedrooms, ensuring that there is plenty of space for family and guests alike. With four contemporary bathrooms, convenience and privacy are paramount, making this home ideal for busy households.

The ground floor benefits from underfloor central heating, providing a warm and inviting atmosphere throughout the year. Additionally, the property is equipped with gas central heating, ensuring efficient warmth during the colder months. Security is a priority, with a burglar alarm and CCTV system in place, offering peace of mind for you and your loved ones. For those with vehicles, the property includes parking for two cars in the garage plus further parking on the driveway for several vehicles, a valuable feature in this desirable location.

This stunning home is perfect for those seeking a modern lifestyle in a tranquil setting, with the added benefit of being close to local amenities and beautiful green spaces. Do not miss the opportunity to make this exceptional property your own.

Located between the bustling towns of Loughton and Waltham Abbey, this property benefits from a fantastic blend of urban convenience and natural beauty. The neighbouring towns offer a variety of boutique cafes, independent shops and restaurants, whilst the scenic Epping Forest provides endless opportunities for outdoor activities. For commuters, the A112 and M25 offer excellent road connectivity to Central London and beyond.





GROUND FLOOR

Living Room

17'7" x 13'0" (5.36m x 3.97m)

Study

9'6" x 9'11" (2.90m x 3.01m)

Cloakroom WC

5'3" x 2'10" (1.60m x 0.86m)

Utility Room

6'7" x 8'2" (2.01m x 2.50m)

Kitchen Dining Family Room

25'6" x 26'0" (7.76m x 7.92m)

FIRST FLOOR

Bedroom One

11'10" x 15'3" (3.61m x 4.65m)

En-suite Shower Room

8'3" x 5'1" (2.51m x 1.55m)

Bedroom Two

11'6" x 13'2" (3.50m x 4.01m)

En-suite Shower Room

8'4" x 5'6" (2.54m x 1.68m)

Bedroom Three

12'3" x 9'3" (3.73m x 2.83m)

Bedroom Four

9'5" x 15'3" (2.87m x 4.66m)

Bedroom Five

7'11" x 13'2" (2.42m x 4.02m)

Bathroom

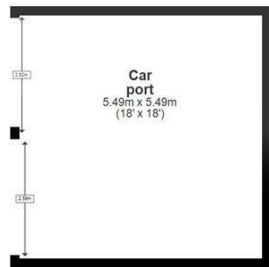
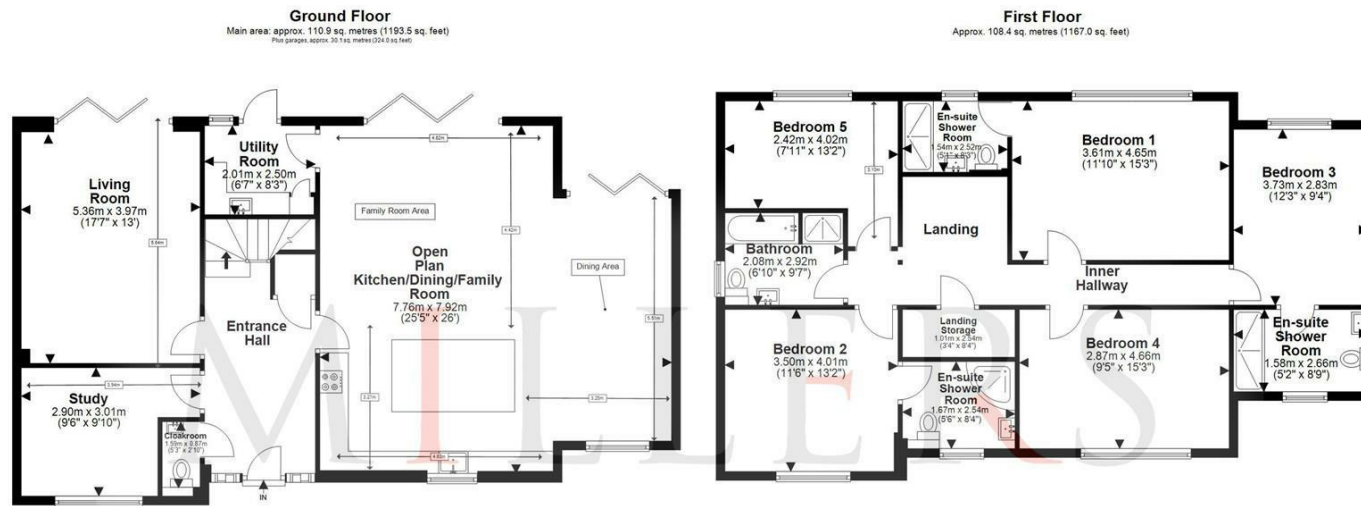
9'7" x 6'10" (2.92m x 2.08m)

EXTERNAL AREA

Car port

18' x 18' (5.49m x 5.49m)





Floor Plan Key

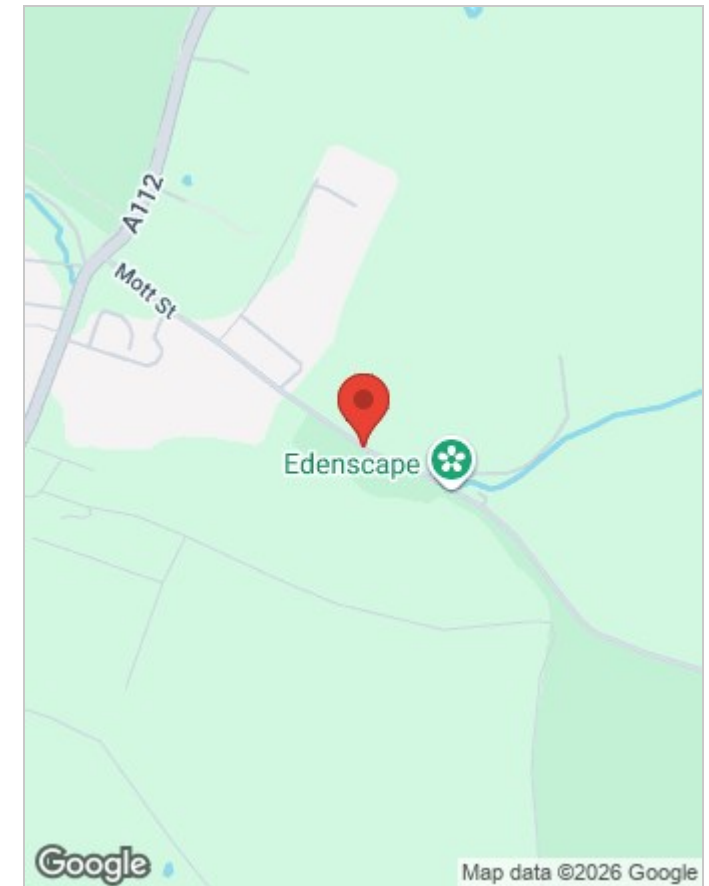
- Restricted height
Measured from 1.5m height
- Room indication of where
measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window



Main area: Approx. 219.3 sq. metres (2360.4 sq. feet)
Plus garages, approx. 30.1 sq. metres (324.0 sq. feet)

Total area including garage :
approx. 249.4 sq metres (2654.4 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, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|---------|--|---|---|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | | | (92 plus) A | |
| (81-91) B | | | | (81-91) B | |
| (69-80) C | | | | (69-80) C | |
| (55-68) D | | | | (55-68) D | |
| (39-54) E | | | | (39-54) E | |
| (21-38) F | | | | (21-38) F | |
| (1-20) G | | | | (1-20) G | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | EU Directive 2002/91/EC |  | England & Wales | |
| | | | | EU Directive 2002/91/EC | |
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