



**Epping Road, Broadley Common**

**Asking Price £795,000**

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**MILLERS**  
ESTATE AGENTS

**\* DETACHED BUNGALOW \* FIVE BEDROOMS \*  
VERSATILE ACCOMMODATION \* COUNTRYSIDE  
VIEWS \* DOUBLE GARAGE & AMPLE PARKING \***

Set along Epping Road in a peaceful semi-rural setting between Roydon and the vibrant town of Epping, this spacious five-bedroom detached bungalow offers a versatile haven for family life. With easy access to Epping's bustling High Street, local shops, schools & direct rail links to London, the location blends countryside tranquillity with everyday convenience.

Step inside to a welcoming entrance hallway that leads into a spacious L-shaped lounge and dining area, perfect for gathering with family and friends. The kitchen and breakfast room is thoughtfully designed for both everyday meals and special occasions, while a cosy TV snug and separate utility room add to the home's flexibility. The master bedroom is a true retreat, complete with fitted wardrobes, a dressing table, and a private en-suite. Four further double bedrooms offer plenty of space for family or guests, with one currently serving as a study. There is also a second bathroom and a separate shower room for added convenience.

Outside, a long driveway provides ample off-road parking and leads to a double garage with an electric door. The front garden is framed by established flower beds and a boundary hedge, while the rear garden features a generous raised patio ideal for al-fresco dining, steps down to a lawn bordered by mature trees & hedges, and sweeping countryside views both front & back.

Raven Brook enjoys a prime position between Epping Upland and Broadley Common, just moments from Parslow Road and Jacks Hatch. The bungalow is within easy reach of Harlow's extensive amenities, including two mainline railway stations with direct services to London. The historic charm of Waltham Abbey is a short drive away, while Epping's lively High Street and Central Line Tube Station are around fifteen minutes by car, making this an ideal base for both countryside living and city connections.





## GROUND FLOOR

### Living Room

10'0" x 20'3" (3.04m x 6.18m)

### Dining Room

14'1" x 9'1" (4.30m x 2.77m)

### Kitchen Breakfast Room

11'9" x 16'11" (3.58m x 5.16m)

### Family Room

11'3" x 12'6" (3.43m x 3.82m)

### Utility Room

6'9" x 12'6" (2.07m x 3.81m)

### Bedroom One

14'5" x 14'2" (4.40m x 4.31m)

### En-suite Shower Room

6'7" x 6'3" (2.01m x 1.91m)

### Bedroom Two

11'7" x 12'2" (3.54m x 3.72m)

### Shower Room

7'10" x 5'8" (2.39m x 1.73m)

### Bedroom Three

11'10" x 9'0" (3.60m x 2.75m)

### Bedroom Four

11'7" x 9'0" (3.54m x 2.75m)

### Bedroom Five

11'7" x 8'6" (3.54m x 2.60m)

### Bathroom

8'1" x 7'10" (2.46m x 2.39m)

## OUTSIDE

### Garage Workshop

25' x 19' (7.62m x 5.79m)

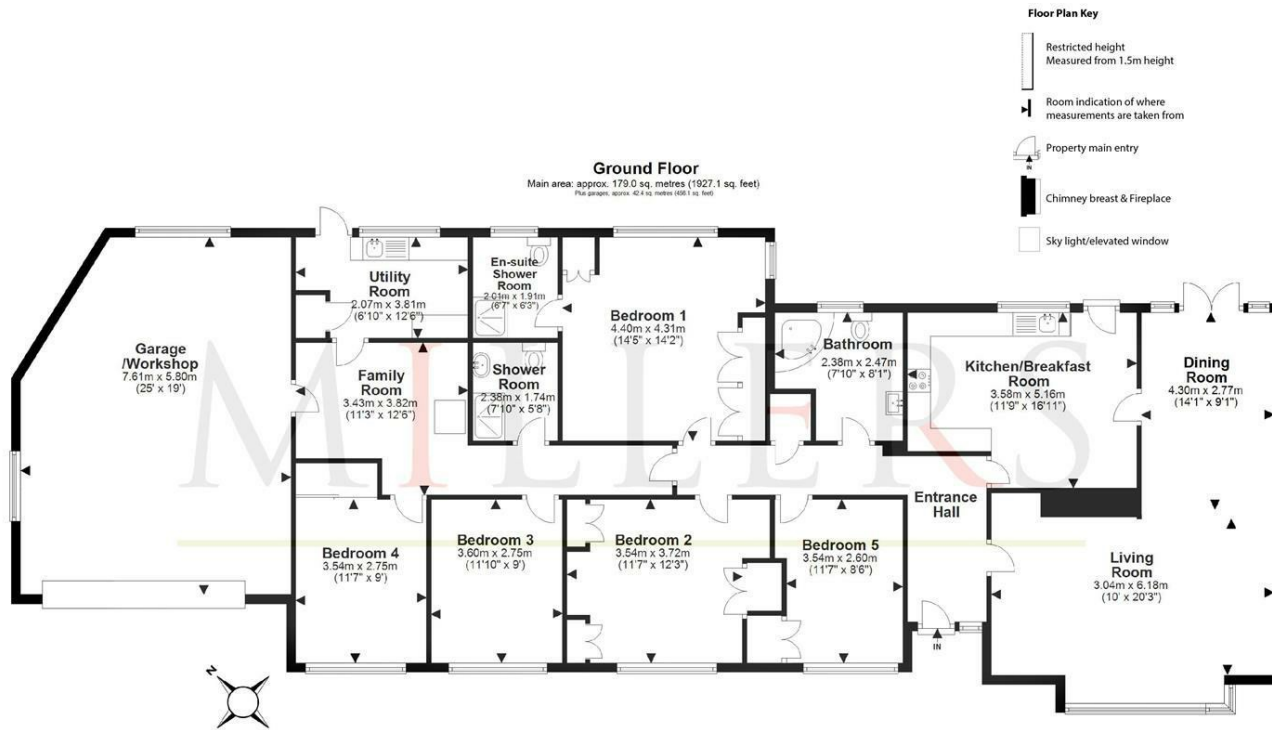
### Rear Garden

89' x 27' (27.13m x 8.23m)

### Side Patio Terrace

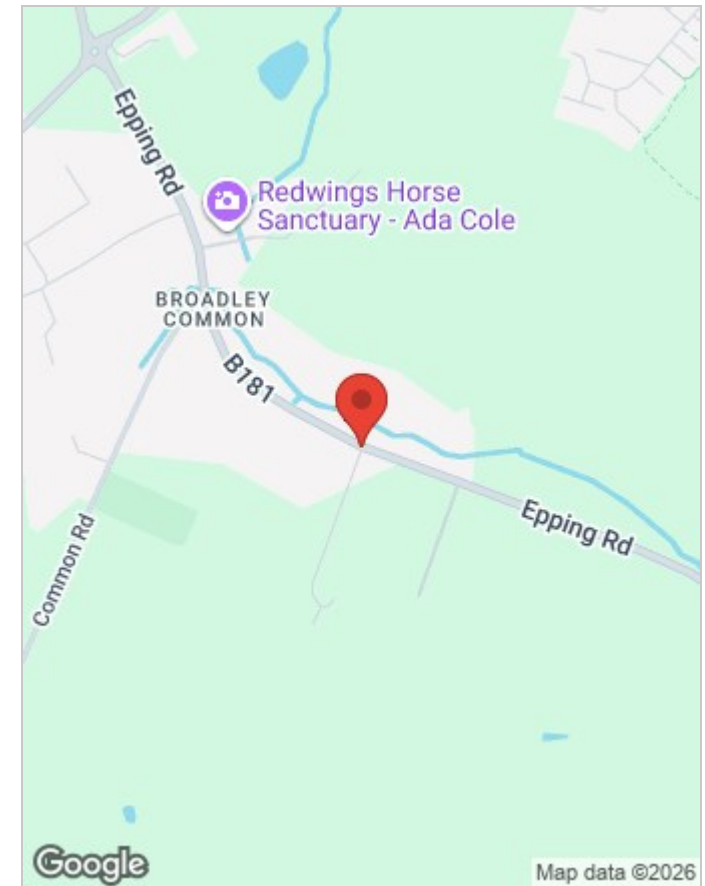
49' x 12'4" (14.94m x 3.76m)





Main area: Approx. 179.0 sq. metres (1927.1 sq. feet)  
Plus garages: approx. 42.4 sq. metres (456.3 sq. feet)  
Total area including garage : approx. 221.4 sq metres (2383.2 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



| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>72</b> |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC | <b>1</b>  |

## 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.