



Epping Road, Broadley Common, EN9

BUTLER & STAG



**Guide Price £450,000 -  
£475,000**

**Rosemary cottage sits in a secluded area with excellent parking and a lovely bright garden that backs onto a stream and horse paddocks.**



## Freehold

- Semi Detached Cottage
- Two Bedrooms
- Kitchen/Dining Area
- Semi Rural Location
- South East Facing Garden
- Loft Space

The property comprises, two reception rooms, kitchen/dining area and a downstairs family bathroom. The first floor hosts two bedrooms, a spacious loft room which can be used for a number of things.

Externally the property enjoys a South-East facing garden as well as a patio which leads to the lawn. There is an shed which provides storage with potential to convert to a at home office.

It's a fabulous location, one that has a real countryside feel with lots of countryside walks, you can wander down to the local garden centre to buy fresh eggs and groceries or, to one of the array of cosy local pubs for an early evening G&T, but at the same time you can hop on the Central Line at Epping Underground station, or the mainline at Harlow, and be in the City centre in 30 to 40 minutes.



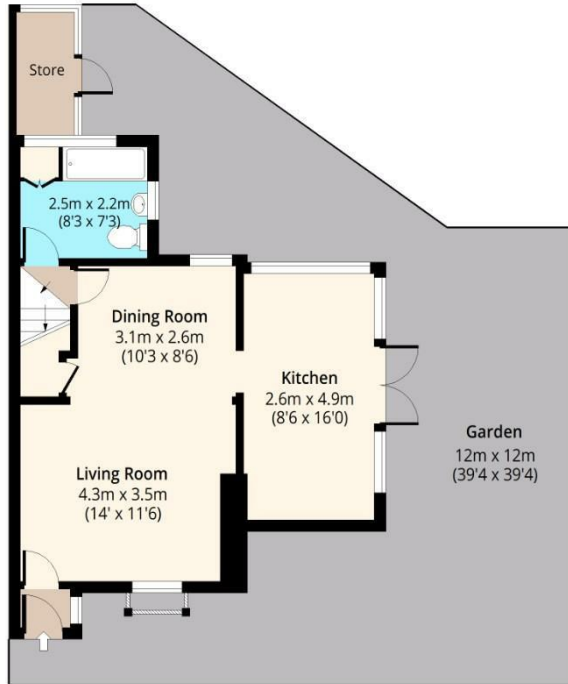


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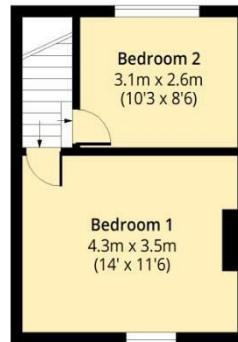
### Ground Floor

Approx. 46.54 Sq. meters (501 Sq. feet)



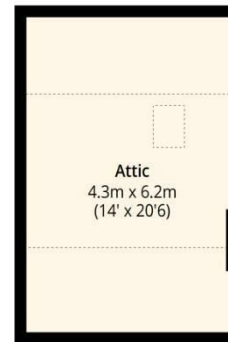
### First Floor

Approx. 26.66 Sq. meters (287 Sq. feet)



### Attic

Approx. 26.66 Sq. meters (287 Sq. feet)



Total area : approx. 102.75 Sq. meters (1095 Sq. feet) (Including Attic/ Store)  
Total area : approx. 73.20 Sq. meters (778 Sq. feet) (Excluding Attic/ Store)  
For illustration purposes only - not to scale

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

# BUTLER & STAG

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