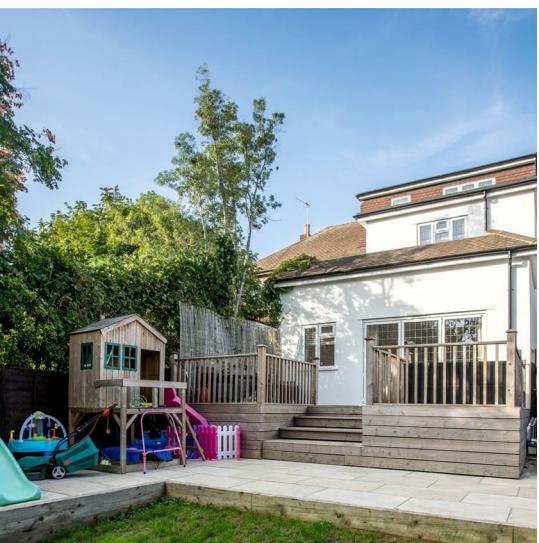




10, BRIDGE HILL, EPPING, CM16 4ER



Situated in this much sought after area of Epping and close to both the town centre and London Underground Epping tube Station on the central line, this completely remodelled and renovated five bedroom semi detached family home offers all the creature comforts of modern living. From luxury modern high quality kitchen/diner with island to the full length bi-folding doors to the raised decking area no expense has been spared as the current owners were the developers who renovated and refurbished this for their own family use. Epping is a market town 17 miles north of London, in rural Essex. It is surrounded by countryside and borders the ancient Epping Forest, yet is on the Underground network. Epping High Street market, held on Mondays, is still thriving. The town has major stores in the High Street, as well as smaller retailers. Nearby entertainment includes the Lee Valley Leisure Centre at Picketts Lock as well as Epping Forest.





- Stunning Five Bedroom Luxury Semi-Detached Family Home
- Two/Three Reception Rooms Depending on Bedrooms Required
- Beautiful Exquisite Modern Fully Fitted Kitchen/Diner/Breakfast Room
- Master Bedroom with En-Suite Shower Room
- Full Replacement Double Glazing with Bi-Folding Doors to Sitting Room
- Totally Re-Modelled and Renovated to High Standards
- Driveway with Parking for Three to Four Cars Depending On Size
- Large Rear Garden with Large Raised Decking Area
- Easy Walking Distance of The High Street, Epping Underground Station and Epping Forest
- Easy Driving Distance to Both The M11 (J7) and the M25 (J26)





## RECEPTION HALL

Entrance door the good sized reception hall with stairs to first floor

## STUNNING KITCHEN/DINER/BREAKFAST ROOM

20'7 x 16'11 (6.27m x 5.16m)

Beautifully fitted luxury kitchen with full range of wall and base units, built-in split level oven, microwave, gas hob with cooker hood over and the all important wine fridge. LED under kick board & under pelmet recessed lighting, dual aspect windows and double opening doors and steps down to sitting room

## DOWNSTAIRS CLOAKROOM

With low level w/c and wash hand basin

## SITTING ROOM

21'3 x 17'7 (6.48m x 5.36m)

Beautiful bright south facing room with full length bi-folding doors, further window to rear and three skylights

## BEDROOM

## FIVE/STUDY/PLAYROOM

13'10 x 7'10 (4.22m x 2.39m)

Window to front aspect

## FIRST FLOOR LANDING

Stairs to second floor

## BEDROOM ONE

21'3 x 10'10 (6.48m x 3.30m)

Recess filled with his & hers double wardrobes, further fully fitted his & hers built-in drawer system, window overlooking rear garden

## BEDROOM THREE

12'6 x 10'7 (3.81m x 3.23m)

With built-in double wardrobes and double desk system with bench, window to front

## BEDROOM FOUR

8'7 x 8'4 (2.62m x 2.54m)

Window to rear garden

## LUXURY FAMILY BATHROOM

8' x 7'9 (2.44m x 2.36m)

Fantastic luxury suite comprising large, deep oval style bath with central hot & cold mixer tap with pull out shower attachment, low level w/c and vanity wash hand basin, bevel glazed window to front

## SECOND FLOOR

Stairs from first floor

## BEDROOM TWO/MASTER BEDROOM

16'5 x 15'3 (5.00m x 4.65m)

Beautiful bright room, currently used as bedroom two but could quite easily be the master bedroom, window to rear aspect

## EN-SUITE SHOWER ROOM

Fully tiled shower unit, low level w/c and vanity wash hand basin, window to rear

## LARGE REAR GARDEN

The garden is mainly laid to lawn with fence, hedge, tree and shrub borders, there is a large garden shed and the garden extends a good size further behind and there is a large raised decking area to the rear of the sitting room





From the southbound carriageway of the M11 exit at Junction 7 and take the third exit (first exit if exiting from the northbound carriageway) and head south-west on London Rd/B1393 for 3.5 miles At the roundabout, take the 1st exit onto Station Rd for 0.2 mile Turn right onto Centre Drive and follow to the end approximately 0.6 mile At the T junction turn left into Bridge Hill and the property is on the right hand side



Band

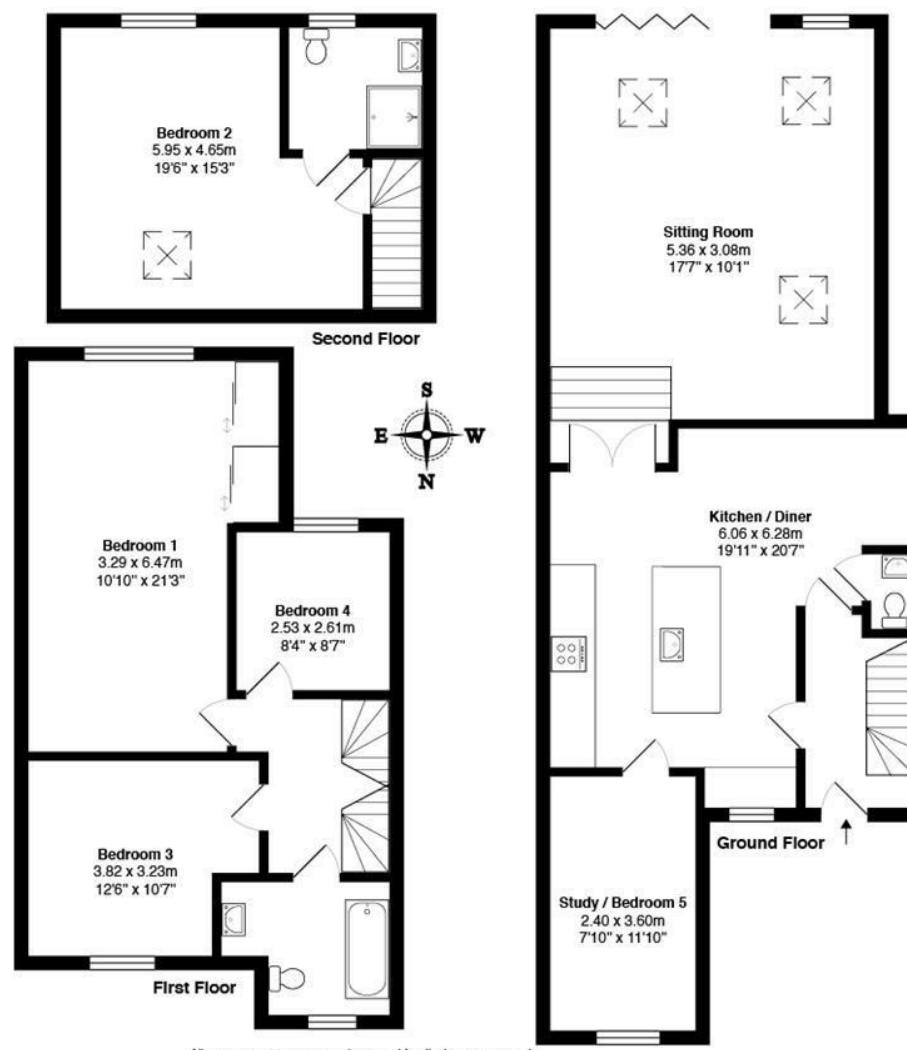
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
Band A		Band A	
80	70	80	70
81-90	71-80	81-90	71-80
91-95	81-90	91-95	81-90
96-99	86-95	96-99	86-95
100	90-99	100	90-99

EU Directive 2002/91/EC  
England & Wales

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England & Wales

## 10 Bridge Hill, Epping

Total Area: 171.9 m<sup>2</sup> ... 1850 ft<sup>2</sup>



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.



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