



PRESTIGE & VILLAGE

UK's finest properties

, EPPING ROAD, WALTHAM ABBEY, EN9 2DH

Ideal for those with an equestrian interest, a rare opportunity to purchase this truly stunning Grade II listed 17th century cottage with original features throughout . This beautiful family home offers generous accommodation that includes a family room with feature fireplace with wood burner, living room with a beautiful bay window to the front, a wealth of exposed beams and a gorgeous inglenook fireplace. The kitchen/breakfast room offers ample storage, large gas stove cooker/oven and integrated appliances. There is also a conservatory which overlooks the garden, and is used as an additional dining space. In addition, the utility room and stylish bathroom compliment the accommodation on the ground floor.

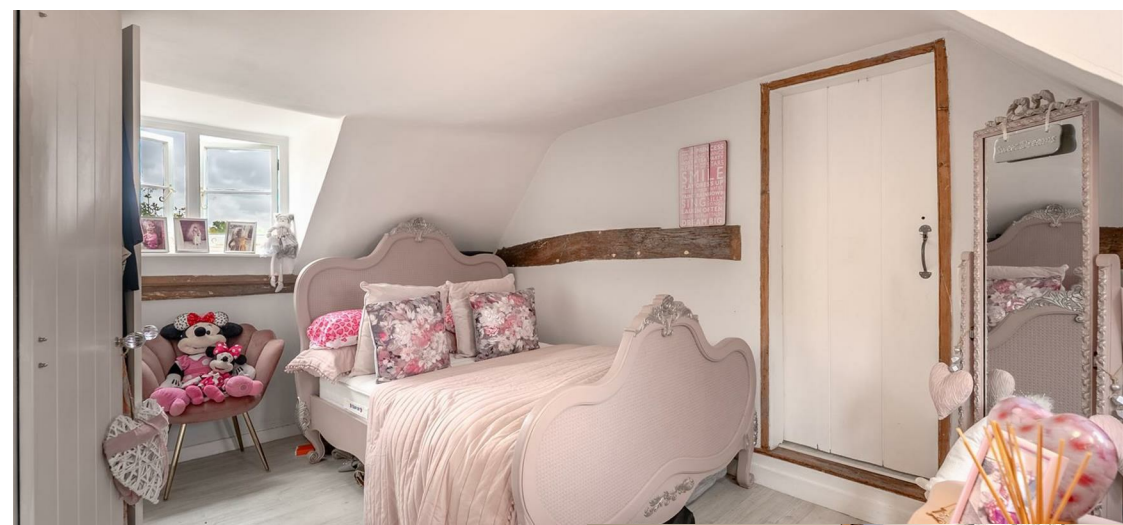
On the first floor there are three bedrooms, the main bedroom has fitted wardrobes, and an En-Suite bathroom with a separate shower. The second bedroom can be accessed directly from the ground floor or via the main first floor landing, the third bedroom is also a good double.. The property benefits from beautiful gardens with views overlooking "Ada Cole" horse sanctuary that Broadley Common offers to its residents. The oak framed cart lodge and gravel driveway offers ample parking, there is also a hardstanding with power ready for an office/garden room. This property is offered Chain Free.





- Guide £800,000 To £850,000
- Backing on to Paddocks
- Stunning Period Cottage
- Driveway & Cartlodge
- Beautiful Gardens
- Three Reception Rooms
- Two Bathrooms
- Ideal for Equestrian Interest







FAMILY ROOM

15'6 x 14'11 (4.72m x 4.55m)

LIVING ROOM

23'4 x 15'6 (7.11m x 4.72m)

CONSERVATORY

12'4 9'4 (3.76m 2.84m)

KITCHEN/BREAKFAST ROOM

13'7 x 12'7 (4.14m x 3.84m)

UTILITY

13'4 x 5'9 (4.06m x 1.75m)

BATHROOM

10'4 x 5'9 (3.15m x 1.75m)

MASTER BEDROOM

18'6 x 13'11 (5.64m x 4.24m)

EN-SUITE

13'11 x 7'11 (4.24m x 2.41m)

BEDROOM TWO

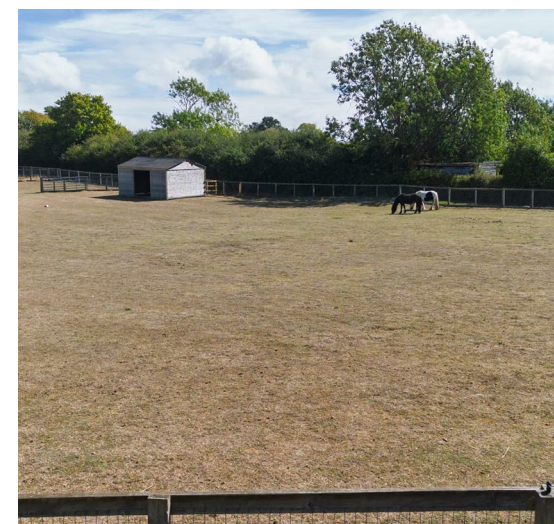
13'11 x 13' (4.24m x 3.96m)

BEDROOM THREE

13'11 x 9'1 (4.24m x 2.77m)

CARPORT

16'1 x 16'2 (4.90m x 4.93m)





Only a short distance from Epping Central Line Underground Station with easy access to London including The City, Canary Wharf, and West End. Situated within school, catchments and access to the M25 motorway within 15 minutes.



Band G

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Why energy efficient? Lower running costs				Why environmentally friendly? Lower CO ₂ emissions			
101-155	A			101-155	A		
81-100	B			161-200	B		
61-80	C			201-250	C		
41-60	D			251-300	D		
21-40	E			301-350	E		
1-20	F			351-400	F		
1-20	G			401-450	G		
Not energy efficient? Higher running costs				Not environmentally friendly? Higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC



Total area: approx. 174.9 sq. metres (1882.3 sq. feet)

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.



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