



Bower Hill, Epping, CM16

£625,000 Guide Price

Hammond
& Smith

Property Description

A sophisticated and elegant Victorian end of terrace cottage, enviably located close to Epping Underground Station.

"We love living in here, we have easy access to Epping Station and its been great for the family having Essex way across the road where we enjoy lovely family walks through open farmland. "

This elegant abode is full of charm and curb appeal, from its painted grey exterior, beautiful bay windows and off street gravelled parking. Timeless design continues on the inside, as this home has been beautifully fitted out. Walking through the front door you are greeted by a bright and welcoming entrance hall offering under stairs storage and coat cupboard. To the left sits a substantial and smartly appointed through lounge with fabulous features and delightful detailing including a picture rail, period fireplaces, built-in book case and window shutters. From here just one small step leads to a good size kitchen diner. The dining space is gorgeously lit from the skylight, floor to ceiling windows and double doors leading out onto the garden. The classic shaker kitchen is a real delight offering a wealth of cabinets, integrated appliances and butler sink. A downstairs WC completes the ground floor.

Heading upstairs you will find three bedrooms and the modern family bathroom. You are once again spoilt with a wealth of fabulous period features including fireplaces, sash and bay windows and picture rails.

The low maintenance rear garden provides gravelled, patio and lawn areas with side access. To the rear of the garden is a tandem garage that has been split in half to comprise a storage room that would make a great home office.

Bower Hill is a great place to live, just a stones throw from the station and



within walking distance to Epping High Street. Offering all the charm of a historic market town, the high street is aplenty with great cafes, shops and restaurants including Eden, Church's Butchers and Artisan Gallery to name a few. Of course the historic Epping Forest is also nearby offering beautiful walks across the Essex Way, perhaps after a drink at the local Merry Fiddlers Pub. This stunning period property makes for a perfect place to call home.

EPC Rating: D

Key Features

- ✓ CLOSE TO STATION
- ✓ OFF ROAD PARKING
- ✓ DOUBLE GLAZED
- ✓ EXTENDED TO REAR
- ✓ PERIOD FEATURES
- ✓ GARAGE TO REAR
- ✓ GAS CENTRAL HEATING



Rooms

Entrance Hall

Bathroom

Lounge/ Diner

Kitchen

Dining Room

Wc

First Floor

Bedroom One

Bedroom Two

Bedroom Three

External Areas

Garden

Garage

Single Garage

Car Port

2 Parking Spaces

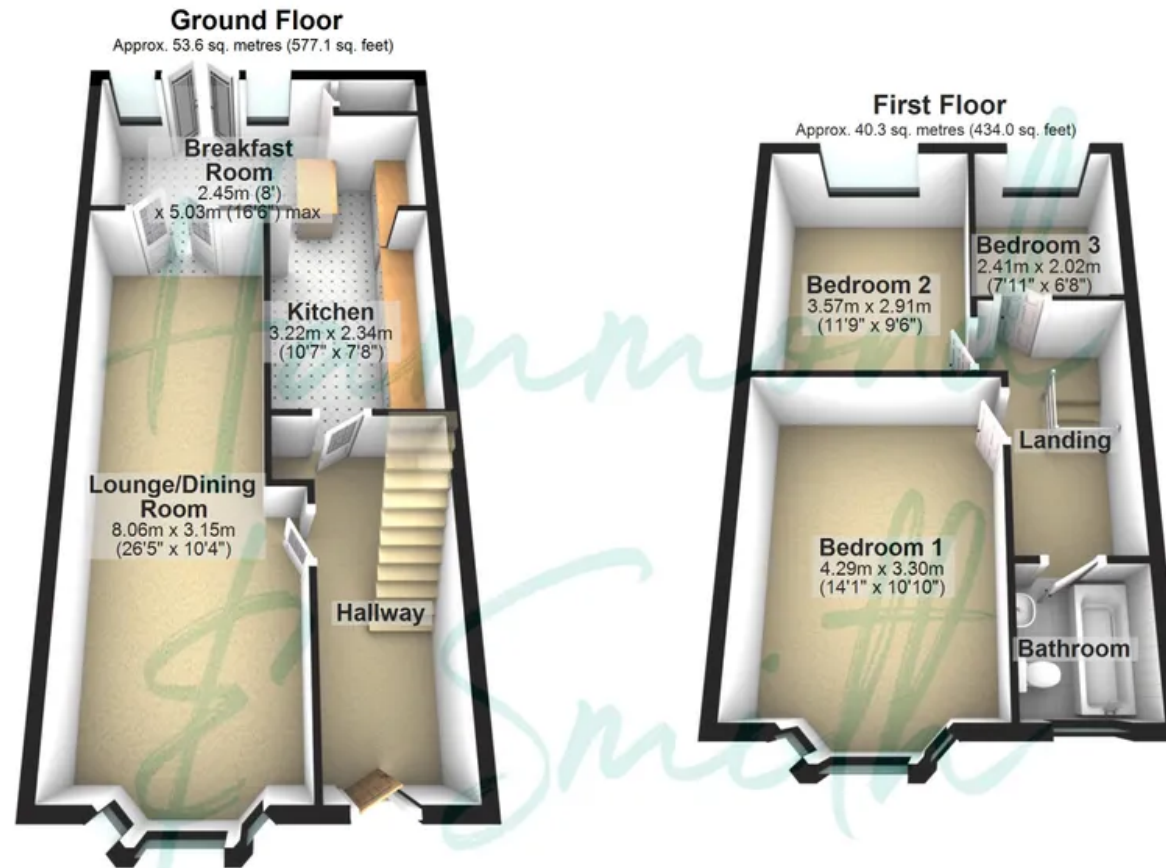




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All



Total area: approx. 93.9 sq. metres (1011.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approx. and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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