

# 13 Church Hill

Epping, Essex

Guide Price £1,050,000

\*Offers Over £1,050,000\* Strikingly beautiful inside and out, this turn of the century four bedroom double fronted home ticks the box in every way. Dream homes don't come around often - but this is certainly one of them!

Council Tax band: F

Tenure: Freehold

- BEAUTIFUL DOUBLE FRONTED HOME
- SHORT WALK TO HIGH STREET
- PERIOD FEATURES THROUGHOUT
- THREE BATHROOMS
- LOW MAINTENANCE SOUTHERLY FACING GARDEN
- CLOSE TO EPPING TUBE STATION
- PRIME CENTRAL EPPING LOCATION





**Entrance Hall/Living Room**  
25' 8" x 14' 1" (7.83m x 4.30m)

**Playroom/ Reception**  
14' 3" x 12' 0" (4.35m x 3.67m)

**Reception**  
12' 0" x 11' 2" (3.67m x 3.40m)

**Kitchen**  
16' 0" x 13' 9" (4.88m x 4.19m)

**Lobby**

**Utility Room**  
10' 1" x 5' 7" (3.08m x 1.70m)

**Shower Room**  
4' 4" x 7' 10" (1.31m x 2.39m)

**First Floor**

**Bedroom**  
12' 10" x 12' 1" (3.90m x 3.68m)

**En-suite Shower Room**

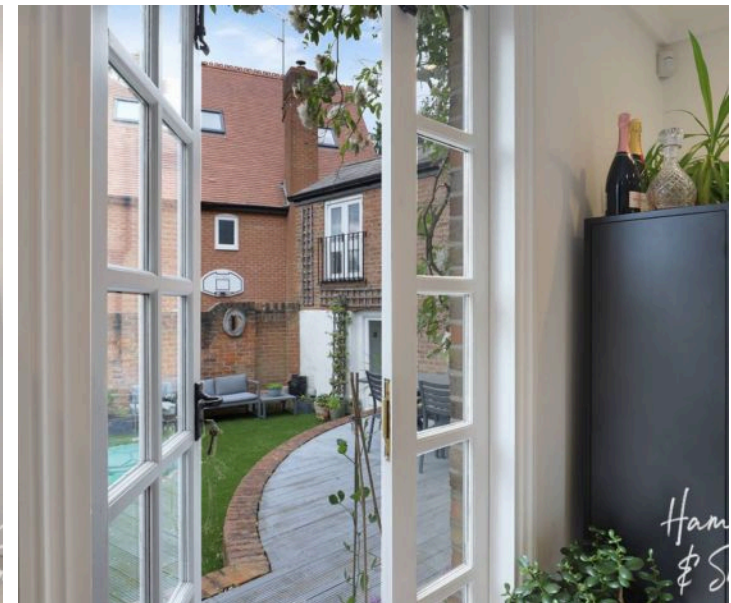
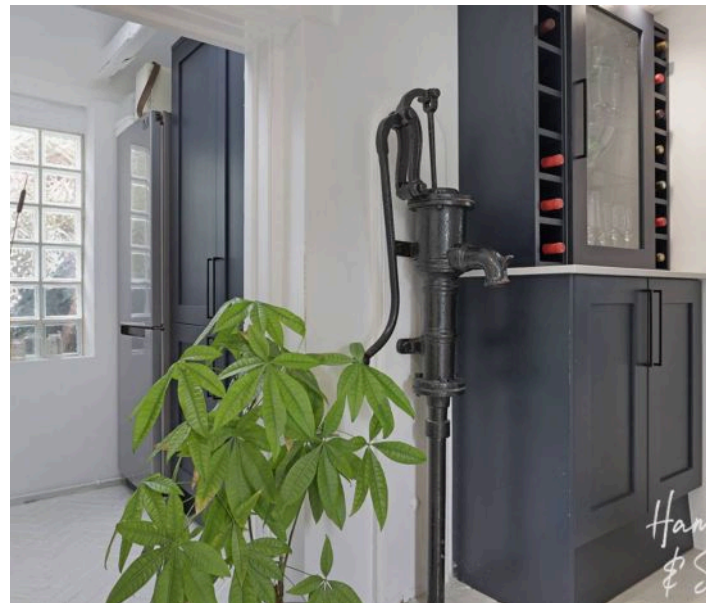
**Bedroom**  
11' 11" x 16' 2" (3.64m x 4.93m)

**Bedroom**  
11' 3" x 6' 8" (3.43m x 2.02m)

**Bathroom**  
12' 2" x 11' 2" (3.72m x 3.40m)

**Bedroom**  
12' 5" x 7' 4" (3.78m x 2.23m)

**Dressing Room/ Study**  
7' 8" x 7' 4" (2.33m x 2.23m)

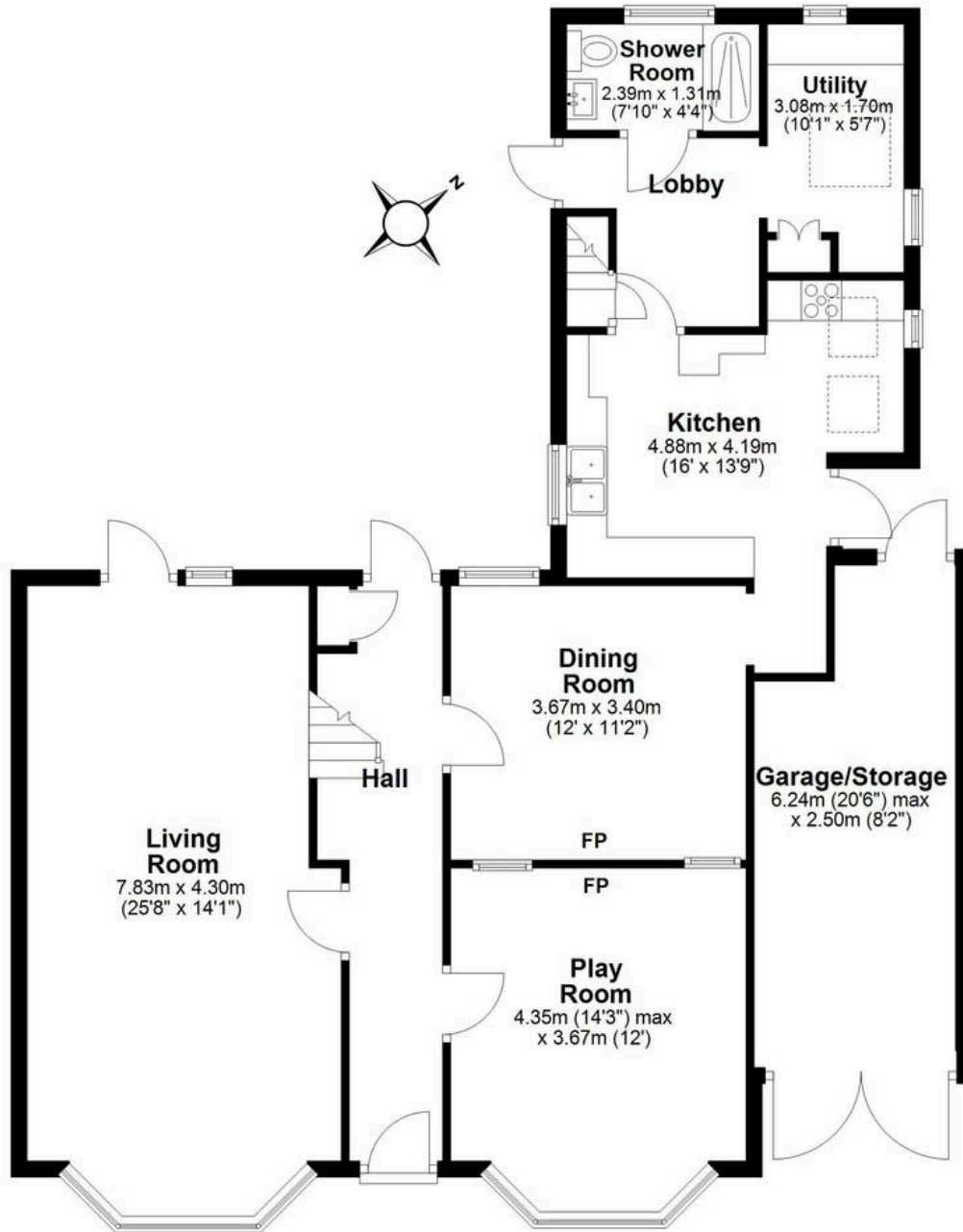






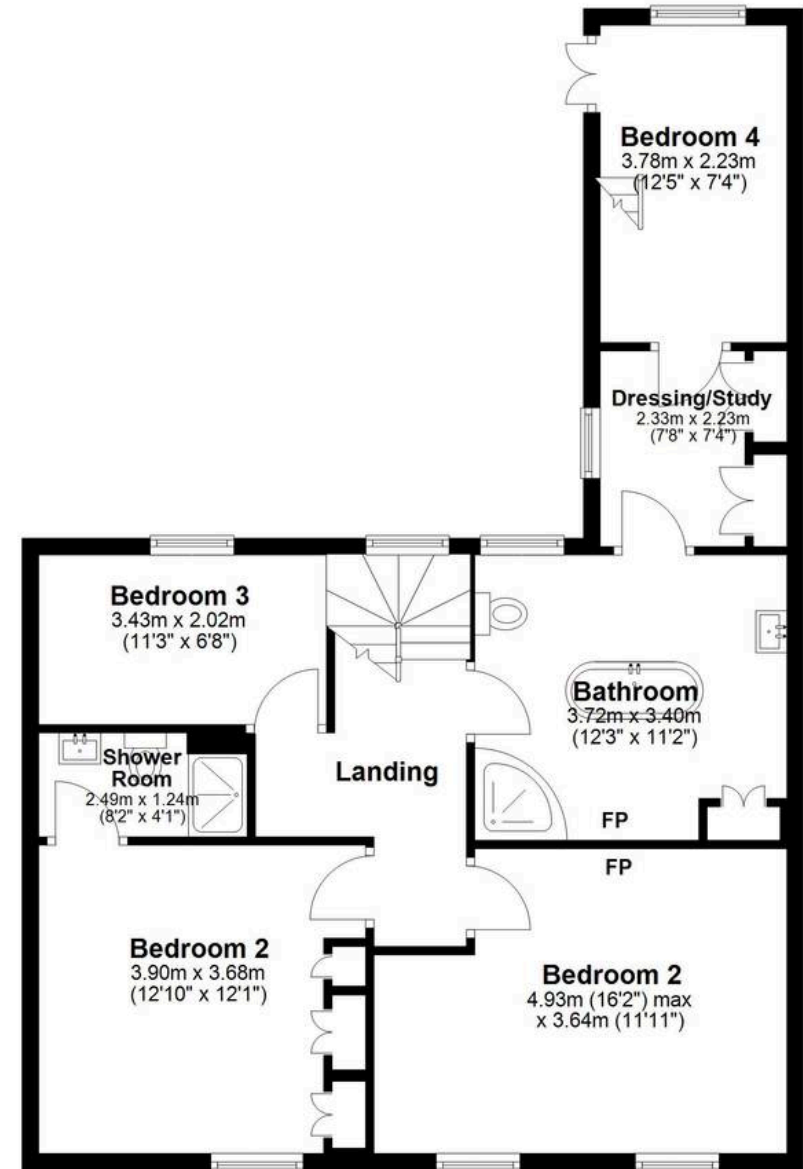
## Ground Floor

Approx. 117.7 sq. metres (1266.5 sq. feet)



## First Floor

Approx. 77.8 sq. metres (837.5 sq. feet)



Total area: approx. 195.5 sq. metres (2104.1 sq. feet)