

36 The Orchards

Epping, Essex

Offers Over £1,000,000

Council Tax band: G

Tenure: Freehold

- VIEWS ACROSS OPEN FARMLAND
- PLENTY OF OFF ROAD PARKING
- CORNER PLOT GARDEN
- PLANNING TO EXTEND
- GARAGE IN EXCESS OF 30 FEET
- PEACEFUL CUL DE SAC LOCATION
- GARDEN ROOM/ GYM
- THREE BATHROOMS



Entrance Hall

Kitchen/ Breakfast Room
13' 0" x 16' 6" (3.96m x 5.04m)

Lounge
13' 0" x 19' 7" (3.97m x 5.97m)

Dining Room
19' 1" x 8' 5" (5.81m x 2.57m)

Reception/ Bedroom
9' 11" x 12' 11" (3.03m x 3.93m)

Bedroom
10' 6" x 15' 7" (3.19m x 4.75m)

En-suite Shower Room
6' 1" x 3' 8" (1.86m x 1.12m)

Wc

Landing

Bedroom One
14' 9" x 13' 1" (4.49m x 3.99m)

En-suite
6' 1" x 6' 1" (1.85m x 1.85m)

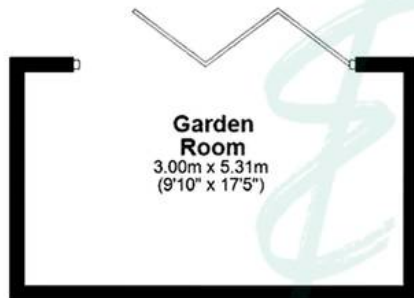
Bedroom Three
10' 9" x 10' 0" (3.28m x 3.06m)

Bedroom Four
7' 2" x 10' 9" (2.19m x 3.27m)

Bathroom
5' 6" x 9' 7" (1.68m x 2.92m)

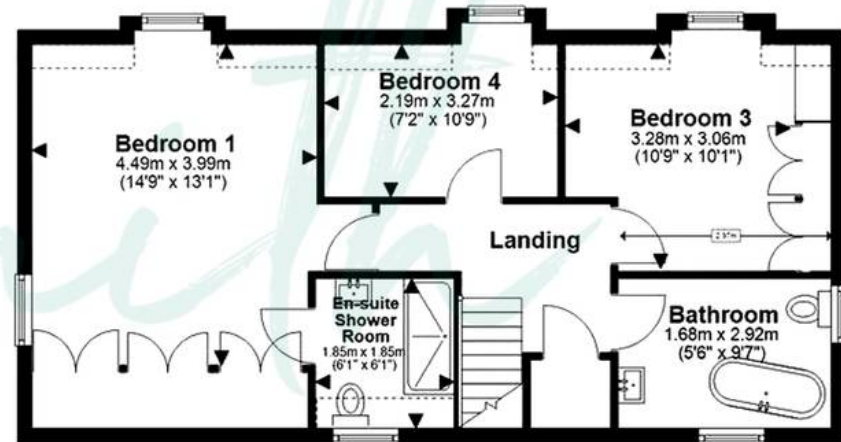






Main area: approx. 171.2 sq. metres (1842.6 sq. feet)
 Plus garages, approx. 6.2 sq. metres (67.1 sq. feet)
 Plus office, approx. 15.7 sq. metres (168.6 sq. feet)
 Plus garden room, approx. 15.9 sq. metres (171.2 sq. feet)

First Floor
Approx. 61.0 sq. metres (656.1 sq. feet)



Total area including garages and outbuildings: approx. 209 sq metres (2249.5 sq feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.