



Hammond
& Smith

Bridge Hill, Epping, CM16

£700,000 Offers Over



Property Description

A delightful three bedroom detached cottage full of period charm and sitting beautifully in the desirable locale of Epping. A home with a heart that's packed with opportunity.

Welcomed by a pretty exterior and off-road parking this is an inviting home from the off. Currently unfurnished, it's easy to dream about your chosen furniture filling the space to create the most fabulous and intimate home. Jam-packed with character, with ornate cast iron fireplaces and rads - the charm here is endless! We love the thick oak wooden beam across the front living room - a real statement piece adding warmth and personality. The kitchen is full of classic cottage style with its shaker style fitted units. Upstairs you'll find a good size master bedroom, two further bedrooms and the family bathroom.

Outside, step into your very own 'secret garden' - a beautiful south facing lush green space that's wonderfully private, with a veggie patch and gorgeous apple tree plus a whopping 200ft in length. You also have a fantastic stand-alone outbuilding with its office and utility space.

What's more, a real showstopper here is the approved planning permission for the most fabulous transformation across this home. If you're looking for a project with plans all set to go - this home could be the very one! With a new ground floor office, WC and open plan kitchen and family room, plus an added fourth bedroom and master with en-suite the plans are simply spectacular. With an added basement providing a luxurious new gym, yoga studio, bathroom, shower and steam room - it's the stuff of dreams you can't wait to show off to your friends.



Complete with a brilliant community and full of treasures and gems, Epping truly is a wonderful place to live and call home. From here you are just a short walk to the Central Line and High Street that's full of restaurants, shops and boutiques. A neighbourhood that has it all, virtually all corners of this beautiful town offer something to explore. It's a superb place to be.

EPC Rating: E

Key Features

- ✓ APPROVED PLANNING PERMISSION (EPF/1110/22)
- ✓ CHARACTER FEATURES
- ✓ APPROX 200FT SOUTH FACING GARDEN
- ✓ OFF STREET PARKING
- ✓ DETACHED SEPERATE UTILITY AND OFFICE
- ✓ CHARMING DETACHED COTTAGE
- ✓ IVY CHIMNEYS CATCHMENT
- ✓ WALKING DISTANCE TO STATION & HIGH STREET



Rooms

Lounge Diner

23' 4" x 13' 5" (7.1m x 4.09m)

Kitchen

9' 9" x 8' 10" (2.98m x 2.68m)

Landing

Bedroom One

10' 5" x 13' 5" (3.18m x 4.09m)

feature fireplace

Bedroom 2

9' 8" x 8' 8" (2.94m x 2.63m)

Bedroom 3

5' 7" x 8' 2" (1.71m x 2.49m)

Bathroom

4' 11" x 8' 1" (1.5m x 2.46m)

Out Building

11' 10" x 6' 3" (3.6m x 1.9m)

Utility Room

External Areas

Garden

South Facing

In Excess of 200ft

Off Road

2 Parking Spaces





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Site Plan



Rear Elevation



Left Side Elevation



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hello@resi.co.uk

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Not an actual scale. For planning purposes only. All dimensions to be made subject to the order of construction and position of windows. Any discrepancies to be reported to RESI immediately.

NOTES
General Materials
Windows/Doors - White painted timber to match existing and glass coating
Pitched Roof - Concrete tiles to match existing
Flat Roof - Tiles
Woodwork - Aluminium painted exterior, softlight and timber
Doors - Timber glazed door and aluminium fitted doors
Roof/Gutter/Fascia - Black UPVC downpipes, guttering and black painted timber fascia to match existing

Revision		
Rev	Notes	Date
A	Planning Issue	09/05/2023

KEY

	Proposed walls		Boundary line
	Existing walls		Proposed beam
	Existing removed		Proposed drainage
	Proposed rooflight		2.5m head height

JOB TITLE
Demolition of existing outbuilding proposed two storey wraparound extension, mansard loft dormer extension, facade alterations, floor plan redesign and all associated works at 50 Bridge Hill

STATUS
Proposed Drawings

DRAWING TITLE
Proposed Elevations

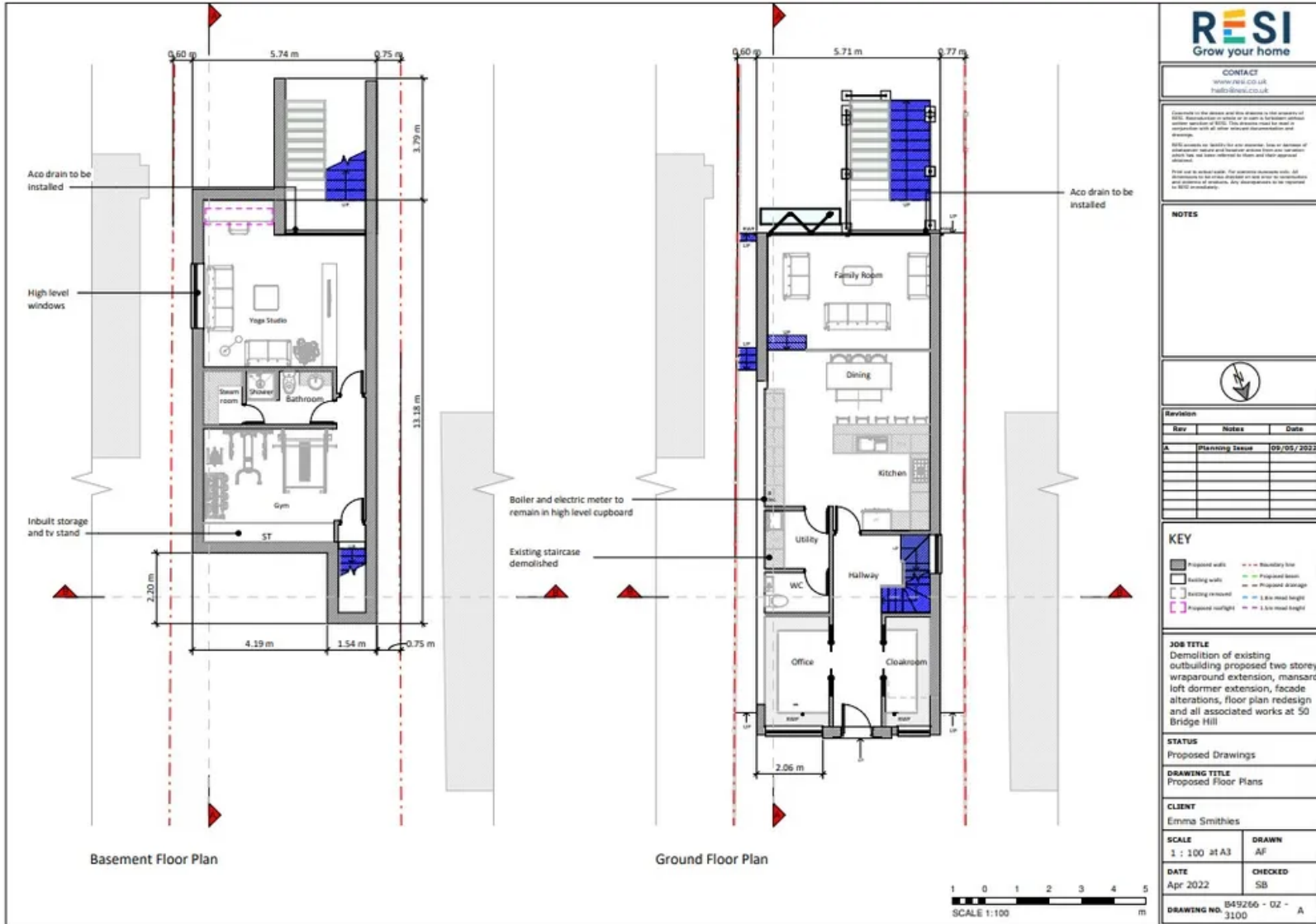
CLIENT
Emma Smithies

SCALE 1 : 100 at A3	DRAWN SG
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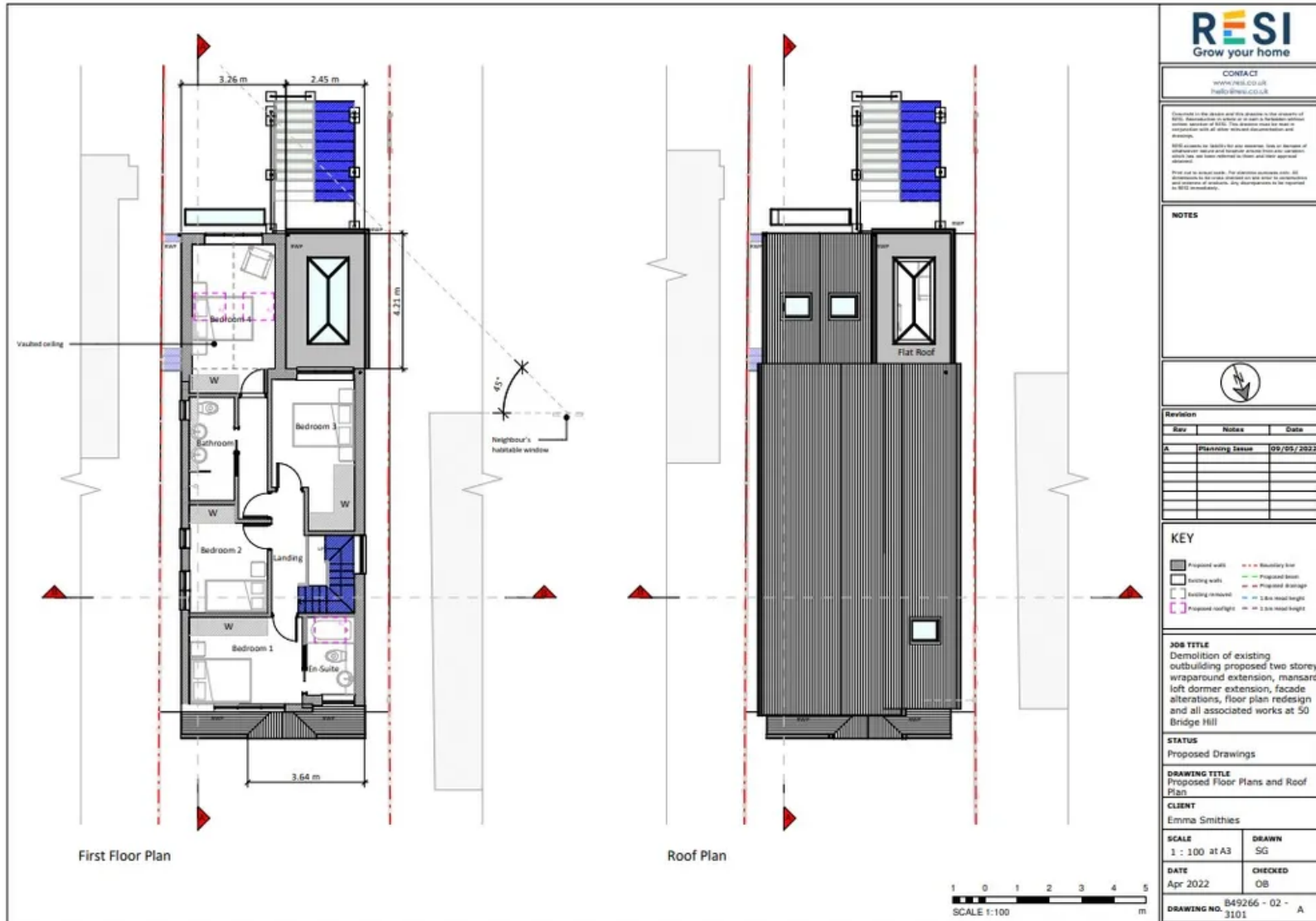
DATE Apr 2022	CHECKED OB
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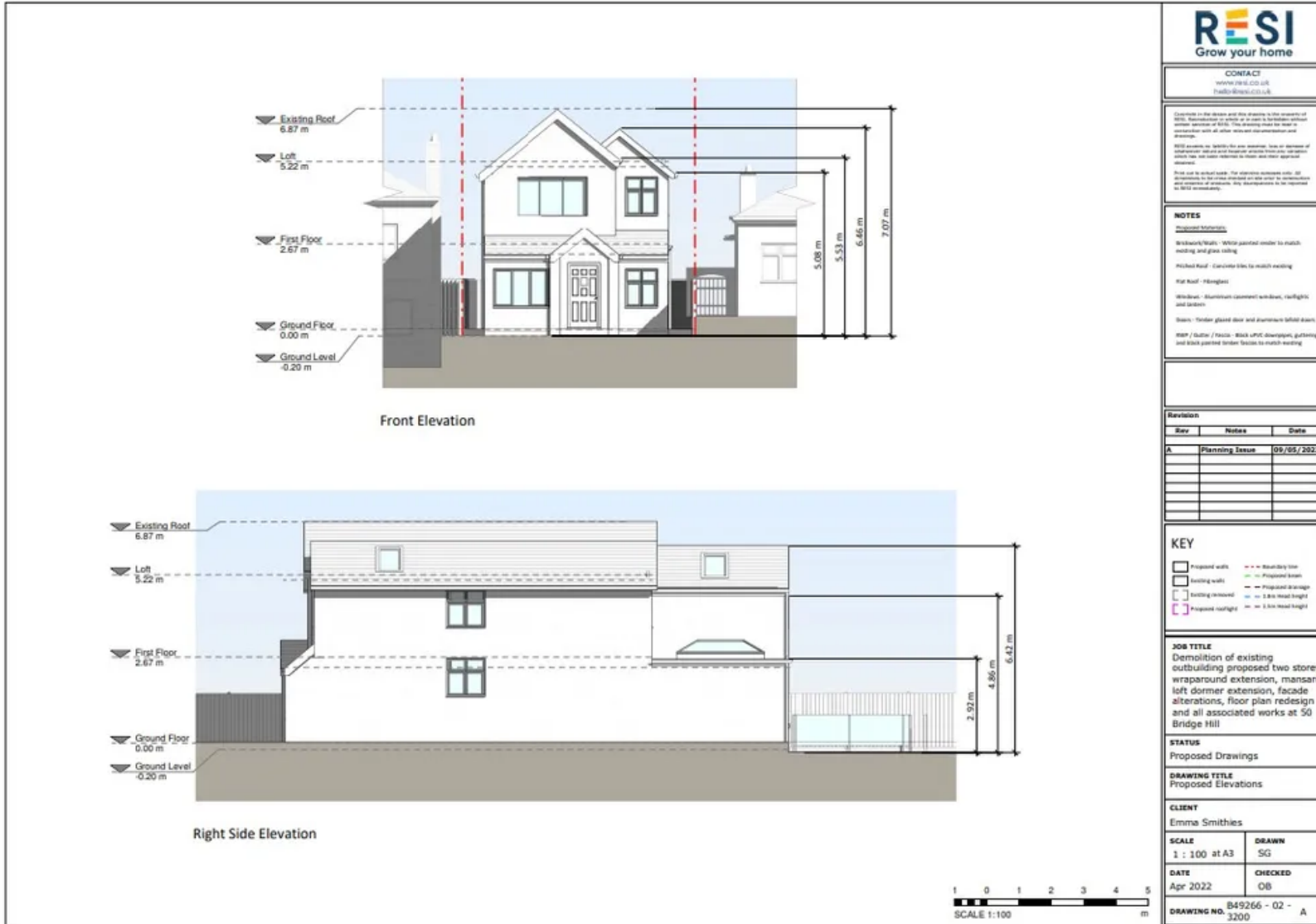
Site Plan



Site Plan



Site Plan



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01992 919 007

hello@hammondandsmith.co.uk

