



*Hammond  
& Smith*

**31 Church Hill, Epping**  
**£325,000**





## 31 Church Hill

Epping, Epping

SOLD (STC) OFF MARKET - Full of character, this delightful one bedroom period cottage sits in a top notch Epping location. Overlooking the green and just a short walk to the high street and station, this is a gorgeous spot to call home.

Council Tax band: C

Tenure: Freehold

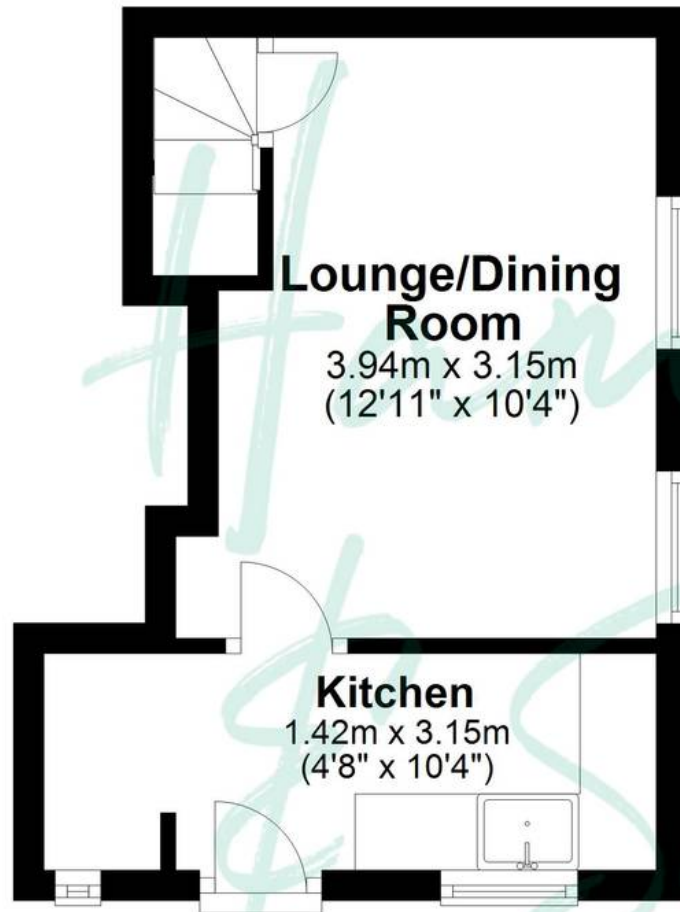
- CHARACTER FREEHOLD COTTAGE
- GRADE II LISTED
- SHORT WALK TO EPPING HIGH STREET & STATION
- WRAP-AROUND FRONT GARDEN
- OVERLOOKS THE GREEN





## Ground Floor

Approx. 18.2 sq. metres (195.5 sq. feet)



### Lounge/Dining Room

3.94m x 3.15m  
(12'11" x 10'4")

### Kitchen

1.42m x 3.15m  
(4'8" x 10'4")

## First Floor

Approx. 16.1 sq. metres (173.0 sq. feet)



### Bedroom

4.13m (13'7")  
x 2.87m (9'5") max

**Total area: approx. 34.2 sq. metres (368.5 sq. feet)**

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.