



**BELL COMMON,  
EPPING CM16**







**A beautifully located family home with over 1,753.9 sq ft of versatile accommodation with a southerly aspect garden situated on this sought after residential Common.**

Arranged over two floors, the accommodation comprises a formal front reception room with feature fireplace, a rear reception / dining room which opens into the snug and kitchen diner to create a wonderful entertaining space which in turn leads onto a superb south facing garden with outdoor dining area and a variety of mature shrubs and plants. This property also benefits from a downstairs cloakroom and a large integrated garage which could be a children's playroom or home cinema room. a utility room and further WC. There are also four double bedrooms, bathroom and a separate WC.

Situated on a sought after tree-lined traffic restricted road moments from Central Epping and Central Line station between The Forest Gate Pub and Theydon Bois Golf Club.

Early viewings are highly recommended.

- 4 Double bedrooms
- 1 Bathroom + (Cloakroom)
- Detached house
- Exquisite family house
- Southerly aspect rear garden
- Beautifully presented throughout
- Double integrated garage
- Favoured location between Bell Common Theydon Bois Golf Club
- Close to local amenities
- Freehold
- EPC: D

**PRICE**

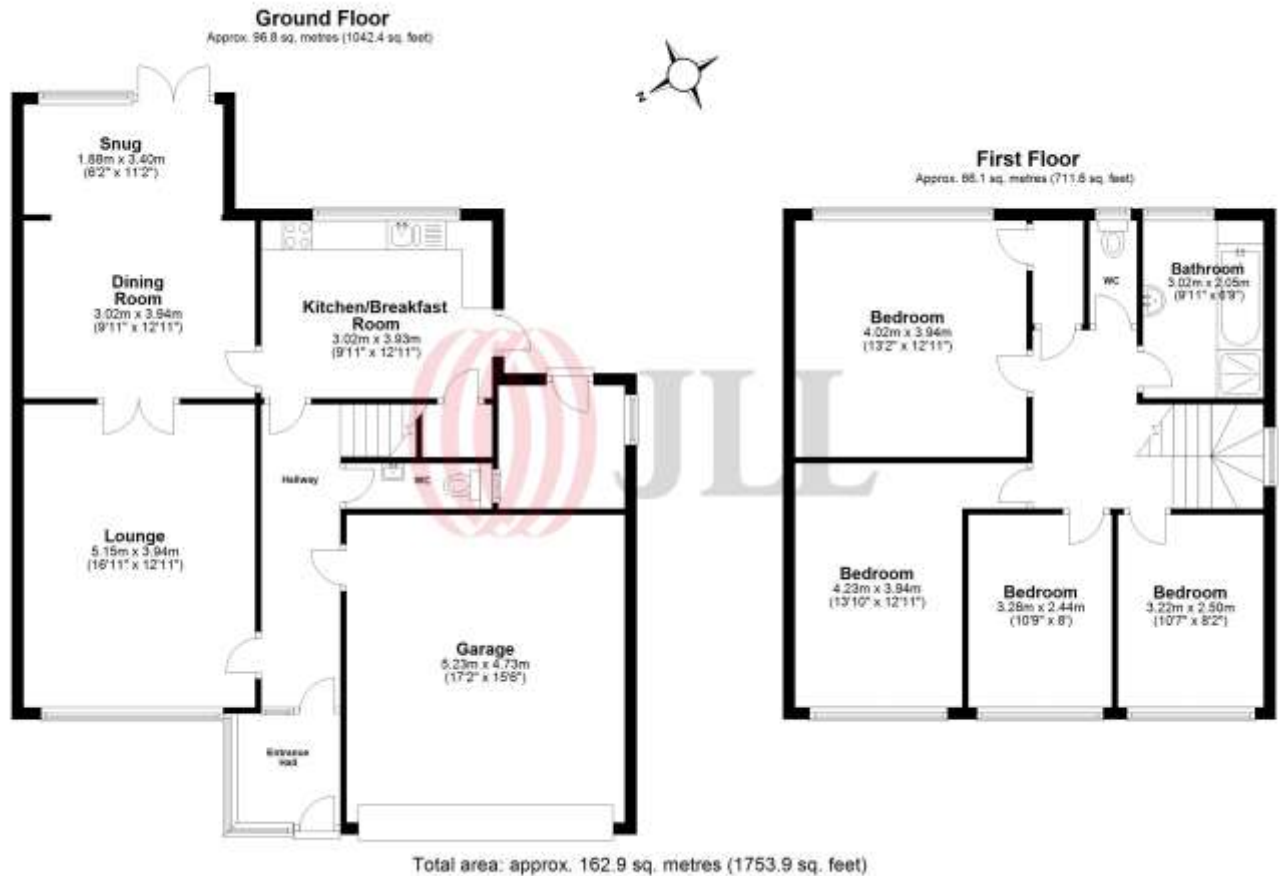
£900,000

**GROSS INTERNAL AREA**

1,753 sq ft (162.9 sq m)

**LOCAL AUTHORITY**

Epping Forest District



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanIt.

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