



Harlow's only family run
independent estate agent



High Road, North Weald, CM16 6EF

**£785,000
Freehold**

'...Discover The Charm Of A Distinctive Four-Bedroom End-Of-Terrace Family Home, Nestled On An Expansive, Beautifully Landscaped Plot...'

**Four Bedrooms • Open Plan Sitting Dining Room • EPC Rating: D
• End Of Terrace • Garage & Driveway • Council Tax Band: D •
Kitchen Breakfast Room • Beautiful Landscaped Gardens •
Games Room**



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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

THE PROPERTY

'...Discover The Charm Of A Distinctive Four-Bedroom End-Of-Terrace Family Home, Nestled On An Expansive, Beautifully Landscaped Plot...'

Situated on the High Road in North Weald, this delightful residence is perfect for families, with a local primary school and amenities just a stone's throw away. A short drive will take you to the bustling Epping Town Centre, the Central Line underground station, and convenient access to both the M11 and M25 motorway networks.

Set on an impressive plot of over 0.25 acres, this property boasts a spacious front driveway, accommodating multiple vehicles, and leads to the garage and home, slightly set back from the main road for added privacy. Step inside to a welcoming entrance porch that flows into the entrance hall. Here, you'll find stairs to the first floor, an understairs cupboard, and a doorway leading to a versatile downstairs study. The study features double doors opening into a large through lounge, perfect for both living and dining. The rear kitchen/breakfast room, accessible from the lounge, offers a fantastic social space with double doors to the garden, a sizable utility room with a W/C, garage access, and additional double doors leading to the patio.

Upstairs, the landing leads to all four double bedrooms. The front-facing master bedroom, a second bedroom with scenic rear views, a large storeroom, a modern family bathroom, and two additional spacious bedrooms await.

The outdoor space is truly enchanting. A social patio welcomes you, with pathways meandering through the landscaped garden. Enjoy the beauty of feature ponds and a rich variety of plants, flowers, trees, and hedging. The garden includes a generously sized outbuilding/games room. Hidden away at the rear is a unique plot with a generous lawn, enclosed by fencing, hedging, and trees. To top it off, a dedicated party/bar area is ideal for summer entertaining. This home offers a rare opportunity to own a unique and thoughtfully designed property, perfect for family living and entertaining. Don't miss out on making this enchanting residence your own. All mains & services are connected.

North Weald Bassett is a scattered village with a primary school, library, a variety of local shops and two golf courses, set amongst farmland and adjoining The Lavers. The area is conveniently situated and popular with commuters. The M11 (Junction 7) for Harlow lies approximately 2.5 miles distant, Chipping Ongar 2 miles and Epping 1.5 miles. Both Chipping Ongar and Epping have a range of shopping, recreational, and educational facilities. Epping has a tube station on the Central Line.

Ground floor

Entrance Hall

Sitting Room

13' 6" x 11' 7"
(4.11m x 3.53m)

Dining Room

11' 3" x 10' 3"
(3.43m x 3.12m)

Study

11' 3" x 6' 7"
(3.43m x 2.01m)

Kitchen

9' 10" x 8' 5"
(2.99m x 2.56m)

Breakfast Room

11' 4" x 12' 10"
(3.45m x 3.91m)

Utility Room

11' 8" x 6' 6"
(3.55m x 1.98m)

Wc

First floor

First Floor Landing

Bedroom One

12' 0" x 14' 3"
(3.65m x 4.34m)

Bedroom Two

12' 4" x 9' 0"
(3.76m x 2.74m)

Bedroom Three

11' 3" x 9' 10"
(3.43m x 2.99m)

Bedroom Four

8' 5" x 9' 10"
(2.58m x 2.99m)

Family Bathroom

7' 4" x 9'
(2.23m x 2.75m)

Outside

Garage & Off-Street Parking

Gardens

Games Room

19' 2" x 11' 8"
(5.85m x 3.55m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

