



Higham View, Epping, CM16

BUTLER  STAG





**Guide Price £500,000 to £525,000**  
**Situated in the heart of North Weald's picturesque village is this stunning three bedroom semi-detached family home only a short walk away from St Andrews primary school whilst also surrounded by countryside & farmland.**



## Freehold

- Semi Detached Family House
- Two Formal Receptions
- South Facing Rear Garden
- Integral Garage
- Three Generous Double Bedrooms
- Kitchen/Breakfast Room
- Off-Street Parking For Two Vehicles & UV Charging Point/Solar Panels
- Chain Free

Arranged over two floors, spanning 1500 Sq. ft, this family home offers a generous amount of space throughout and still the opportunity to add further scope with various extensions subject to the usual planning consents. Upon arrival, a welcoming entrance hall gives free flowing access to all pockets of the ground floor level which includes a kitchen/breakfast room fully equipped with a range of fitted appliances, two reception rooms, the first dressed as the main hub of the home due to its size, the latter a more formal reception space. A guest cloakroom and access to the integral garage completes the ground floor.

Across the first floor are three double bedrooms with the master holding fitted wardrobes, and a family bathroom.

To the rear is a delightful south facing garden mainly laid to lawn with side access. The frontage holds parking for two vehicles.

Higham View is situated in the quiet village of North Weald Bassett. The A414 and M11 are both within a short drive providing access across and up and down the county into major towns and London. Epping Central line station is only a 3.5 mile drive and Stanstead Airport is 17.3 miles. Local attractions and leisure are found at North Weald Airfield for flying enthusiasts and three very good golf courses at Blakes, Hobbs Cross and Epping are within easy reach. St Andrews Primary School in North Weald and Moreton Church of England School offer primary schooling nearby with secondary schools found at Ongar Academy, Passmores Academy in Harlow and Epping St Johns.





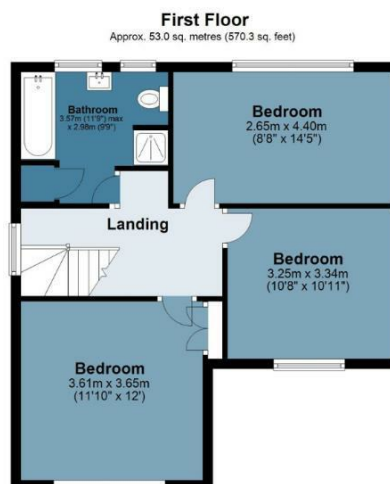
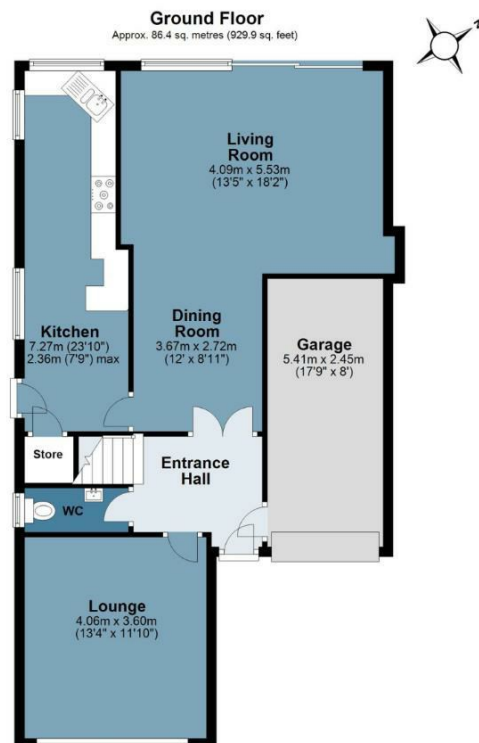




## Higham View

Approx. Gross Internal Area 139.4 sq. metres (1500.2 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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