



Marconi Bungalows

High Road | North Weald | Epping | CM16 6EQ

Offers In Excess Of £700,000

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AN EXTENDED FOUR BEDROOM SEMI DETACHED HOME allowing flexible accommodation with two bedrooms on the ground floor which could be used as a separate annexe within. The main lounge to the front has double opening doors to a large open plan kitchen/dining room with central breakfast bar being the real "hub" of the house. The property has been extended offering a study, utility room and conservatory. Upstairs there are two further double bedrooms and a shower room. From the front boundary to the rear of the paddock, the grounds extend to almost 350ft. To the rear, the property and paddock are served by a private road. Viewings recommended.

- Four Double Bedrooms
- Semi-Detached House
- Parking, Garage & Workshop
- Enclosed Paddock
- Council Tax Band: C
- EPC Rating: TBC

Front

The property is set back from the road by approx. 90ft and laid to lawn. There is a hardstanding at the front which offers additional parking (no dropped kerb).

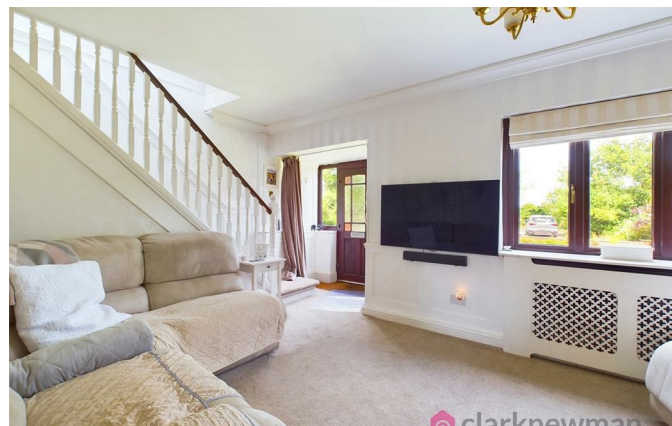
Lounge


10'10" x 17'01" (3.30m x 5.21m)

Attractive room with electric style log burner with shelves each side, TV point, double glazed window to front, feature boxed radiator. French glazed doors to kitchen. External door to front.



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Kitchen Diner

19'05" x 15'09" narrowing to 12'00" (5.92m x 4.80m narrowing to 3.66m)
Central breakfast bar with stool recess, ample worktops with a range of wall and base units, double glazed windows, large cooker recess for a range cooker, extractor hood, stable door to rear garden, feature boxed radiator. Open plan to dining area. Internal doors to laundry room, hallway and lounge.

Utility Room

11'04" x 4'11" (3.45m x 1.50m)
Worktop with inset sink unit. Wall mounted gas boiler serving hot water and heating. Timber door leading to garden. Internal door to dining area.

Laundry Room

8'06" x 3'08" (2.59m x 1.12m)
Double glazed window. Plumbing for washing machine. Internal door to kitchen.

Store Room/Study

9'05" x 4'08" (2.87m x 1.42m)
Double glazed window to front. Pedestal sink to wall. Internal door to dining area.

Hallway

Internal doors to kitchen, bathroom and two ground floor bedrooms.
Under stairs storage cupboard.

Ground Floor Bedroom One

16'11" x 8'06" (5.16m x 2.59m)
TV point, radiator, glazed double doors to conservatory. Electric plug in fireplace. Internal door to hallway.

Ground Floor Bedroom Two

7'08" x 10'00" (2.34m x 3.05m)
Double glazed window to front aspect, radiator. Walk in dressing room. Internal door to hallway.

Ground Floor Bathroom

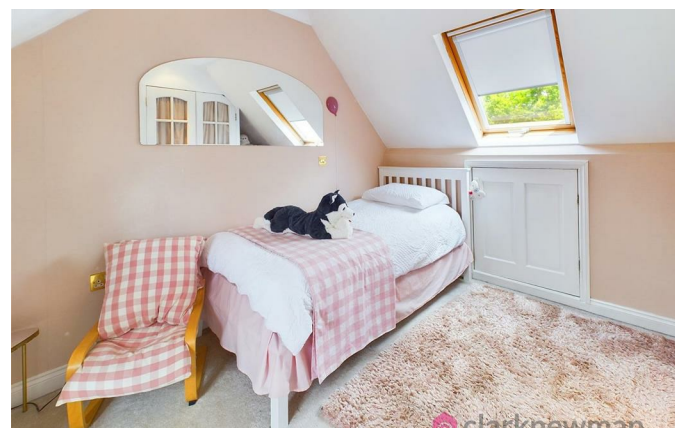
5'10" x 7'02" (1.78m x 2.18m)
Full suite with a deep bath, mixer taps/shower attachment, wash hand basin, low flush WC, tiled walls, extractor fan. Internal door to hallway.

Conservatory

12'05" x 10'09" (3.78m x 3.28m)
Double doors to ground floor bedroom and garden.

Landing

Internal doors to two double bedrooms and bathroom. Velux window over stairs.



First Floor Bedroom One

13'00" x 13'00" (3.96m x 3.96m)

Wardrobe, radiator, Velux window to front and double glazed window to rear with view over the fields. Internal door to landing. Storage in the eaves.

Shower Room

3'05" x 9'00" (1.04m x 2.74m)

Low flush WC, shower cubicle and curtain, pedestal wash hand basin, tiled walls, double glazed window to rear. Internal door to landing.

First Floor Bedroom Two

13'00" x 8'10" (3.96m x 2.69m)

Wardrobe, radiator, Velux window to front and double glazed window to rear with view over the fields. Internal door to landing. Storage in the eaves.

Garden

100' approx (30.48m approx)

South-facing with large patio area, mature trees and shrubs, large expanse of lawn, extending to almost a 100ft. There is also a detached garage and driveway.

Garage

Detached garage with parking to front.

Workshop

15' x 12' approx (4.57m x 3.66m approx)

Light & power connected, double doors.

Rear Paddock

150' x 40' approx (45.72m x 12.19m approx)

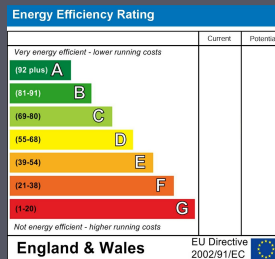
The paddock located to the rear of the garden extends to approximately 150 ft x 40 ft with double gates and parking area alongside a very useful workshop (15ft x 12ft). The paddock backs onto open fields.

Agents Notes

Both the garden and paddock are served by an access road which gives access to the 12 properties along this row. The road is for residents and visitors only and the cost to maintain it is divided into 12 for all the properties, there is also a septic tank serving all the homes, the cost for upkeep of road and septic tank is split by the 12 residents. Purchasers need to be aware that the paddock will have a separate title number at the land registry. The paddock is included within the selling price.

VIEWING: We would recommend that viewers drive down the access road to the rear and use the rear garden entrance for the viewing. Park alongside the workshop or the driveway.





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