



**£750,000**

**TENURE : FREEHOLD**

**Elm Close, Epping Green, Epping CM16**

**Bedrooms : 4**

**Bathrooms : 2**

**Reception Rooms : 2**

**4 Bedrooms**

**South West Facing Garden**

**Contemporary Kitchen**

**Potential to extend further  
(STPP)**

**Spacious Driveway**

**Offered Chain Free**

**Gracechurch Property Services**  
Ability House, 121 Brooker Road, Waltham Abbey, Essex, EN9 1JH  
tom@gracechurch-property.co.uk | 02034180582  
Website: <http://gracechurch-property.co.uk>



Welcome to Elm Close, an extended, semi-detached family home, set back from the road and overlooking the fields of the Essex countryside any beyond.

Entering onto a spacious driveway, where you can comfortably park up to six cars, the mature trees and hedges to the front provide a safe and private cocoon for your home.

### ***Come on in...***

Following your first steps through the front door you can sneak a peek through to the contemporary kitchen at the end of the hallway, which boasts a breakfast bar, island, fitted units and appliances, including a large range-style oven, ready for you to cook your family's favourite dishes. With doors leading straight out to the garden, this is the perfect setup for indoor meals or parties.

Adjacent to the kitchen is a good-sized dining room, ideal for hosting formal dinners or intimate gatherings, with patio doors out onto the south west facing garden.

The main living room is at the front of the home off of the bright hallway, providing plenty of room for the whole family to gather and enjoy your favourite shows and films from the tv, whilst you get cosy from the fire.

At the end of the day, climb the stairs and make your way to bed in one of the 4 generously sized bedrooms, three of which are double, each with tasteful, neutral decor.

The master bedroom has a front view allowing the morning sun to come through the window, filling the room with natural light.

### ***Beautiful Bathrooms...***

The family bathroom is on the first floor with a fitted three-piece suite. Close the door and enjoy a peaceful soak in the bath after a long day.

On the ground floor, next to the kitchen, there is an ever-so-useful shower room with a large walk-in shower cubicle, wash hand basin and WC.

### ***Glorious gardens...***

The rear garden is devoted to peace and enjoyment with a lawned garden that spans the width of the property, surrounded by hedging, creating a tranquil, private space. The patio is the best place to benefit from the sun long into the evening, and there is always somewhere to sit that is in the sun or find shade if you need to.



### ***Out and about...***

Epping Green offers a peaceful countryside lifestyle with easy access to essential amenities, quality education, and excellent transportation links to London, making it an attractive choice for families and commuters alike.

For families seeking quality education for their children, the Epping Upland Church of England primary school is just around the corner, providing a convenient and excellent educational option.

The vibrant town of Epping, offering a wide range of amenities, including shops, cafes, bars, restaurants, and the Central Line underground station that provides quick access to London, is also close by. The lively market also runs on Mondays and Bank Holidays, with stalls offering a variety of goods.

For leisure and fitness activities, the village offers an abundance of countryside walks, along with Epping Sports Centre which provides a range of fitness options. Golf enthusiasts will find several golf clubs within a five-mile radius, including Epping, Theydon Bois, and Nazeing.

### **Finer Details:**

- Vendor's Position: Offered Chain Free
- Parking Arrangements: Driveway
- Council Tax Band: D (£2,002 p/yr)
- Borough: Epping Forest
- Tenure: Freehold

### **Services:**

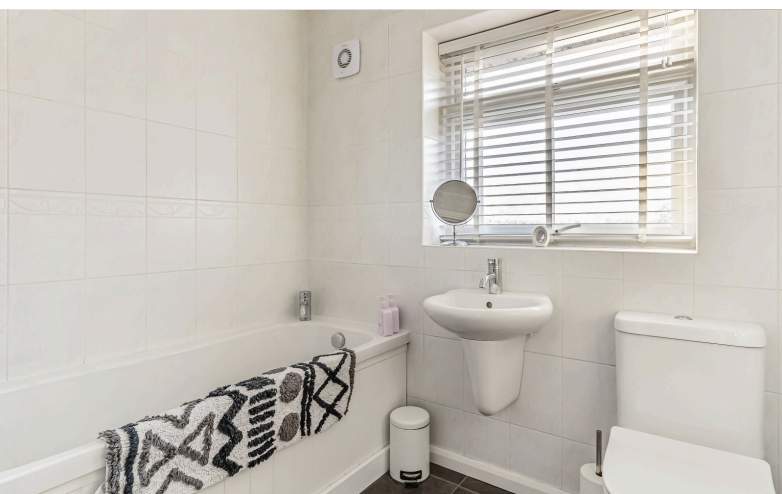
- Mains water, electricity and drainage
- Gas central heating
- Broadband coverage: Ultrafast (Ofcom)
- Mobile signal/coverage: Good (Ofcom)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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