



High Road  
North Weald | Epping | Essex | CM16 6EF

FINE & COUNTRY

# KEY FEATURES

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Situated in the picturesque village of North Weald this five bedroom detached house offers modern open plan living, an impressive garden with far reaching views and ample off street parking for three cars.

The extended ground floor makes fantastic use of space with a generous open plan lounge/dining area, kitchen/breakfast area and family room. The lounge/dining area provides access to the large garden with bi fold doors bringing the outside in. The modern well-equipped kitchen/breakfast room has a central island, where friends and family can gather whilst a meal is being cooked or catch up over a cup of coffee. The family room is perfect for relaxing by the dual aspect fireplace and the downstairs shower room has been beautifully finished with mandarin stone. Completing the ground floor is a utility room and a conservatory overlooking the pond.

Upstairs all five bedrooms have fitted wardrobes, bedroom one also has the benefit of an en-suite shower room to help with the morning rush and the modern bathroom is fitted with Porcelanosa.

This home really offers the wow factor, it is an excellent size and has been carefully designed and decorated to create a bright and modern interior that would suit someone looking for a house they can move straight into.





# SELLER INSIGHT

“ North Weald has been a perfect place to live for us, we have enjoyed the village location and people here are so friendly and say hello when out walking with their children or dogs. It is also so accessible with the M11 close by, which links with the M25, so commuting and getting out and about is very easy.

Our garden is one of our favourite places, it is the perfect size for the children to play in and for hosting garden parties. The house backs onto Blake's Golf Course and we have had many parties where we have tried to put the ball in the hole from the start of our garden.

We will miss this house, but it is time for us to move on and let someone else enjoy everything it has to offer.”\*



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





**Travel Information**

Epping Underground Station  
 Canary Wharf  
 Stanstead Airport

3.8 miles  
 18.9 miles  
 18.3 miles

**Entertainment**

Pubs and Restaurants  
 The Cart Shed  
 The Garnon Bushes  
 The Kings Head

07701333323  
 01992560211  
 01992525001

**Healthcare**

High Street Epping Surgery  
 St Margaret's Hospital

01992566501  
 01992561666

**Education**

Primary School  
 Coopersale and Theydon Garnon  
 St Andrews  
 Coopersale Hall (Independent)

Secondary School  
 Epping St John's School  
 Debden Park High School  
 Oaklands School (Independent)

**Local Attractions / Landmarks**

Epping Forest  
 Hopeful Animal Sanctuary  
 Lee Valley Park Farm  
 Hainault Forest Country Park

**Leisure Clubs & Facilities**

Blakes Golf Club  
 Epping Golf Course  
 Coopersale Cricket Club  
 Epping Upper Clapton Rugby Club

01992 574890  
 01992 522283  
 01992 577133

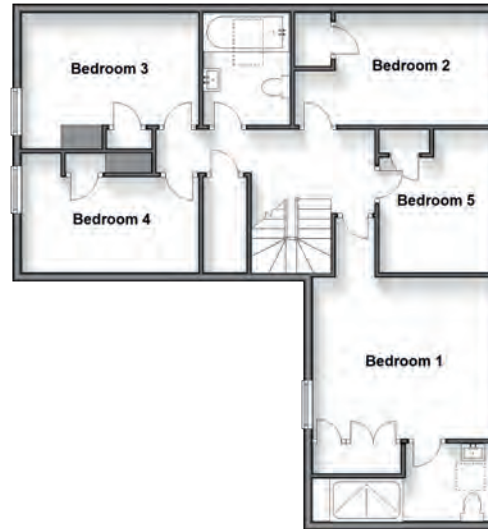
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 02085083517

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 01992572289  
 07432118349  
 01992572588

**Ground Floor**  
Approx. 156.0 sq. metres (1678.8 sq. feet)



**First Floor**  
Approx. 80.2 sq. metres (862.9 sq. feet)



**Outbuilding**  
Approx. 25.4 sq. metres (284.8 sq. feet)



**Ground Floor**

- Entrance Hall
- Shower Room
- Kitchen/Breakfast Area 17'6 x 14'6
- Lounge/Dining Area 44'7 x 17'5 plus 16'4 x 10'8
- Family Room 17'5 x 12'8
- Conservatory

**First Floor**

- Landing
- Bedroom 1 12'11 x 11'9
- En-Suite Shower Room
- Bedroom 2 13'10 x 8'6
- Bedroom 3 12'8 x 8'6
- Bedroom 4 12'8 x 7'10
- Bedroom 5 9'3 x 8'0
- Bathroom

**Outside**

- Off Street Parking
- Rear Garden

**Outbuilding**

- Bar/Entertaining Room

*Guide price* £1,250,000

Council Tax Band: G

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 07.06.2024





Fine & Country Loughton  
234 High Road, Loughton, Essex | G10 1RB  
020 8418 0018 | [loughton@fineandcountry.com](mailto:loughton@fineandcountry.com)

