



## Birch View, The Plain, Epping, CM16 6TJ

\* THREE BEDROOMS \* GROUND FLOOR APARTMENT \* ONE MILE FROM STATION \* OPPOSITE PARTS OF EPPING FOREST \* NO ONWARD CHAIN \* IDEAL BUY TO LET / FIRST PURCHASE \*

A rarely available, three bedroom apartment, providing secure and spacious, ground floor accommodation. The property is situated on The Plain, which is within a short walk to Epping's busy High Street, parts of Epping's beautiful Forest, which provides an amazing space for walking, cycling and horse riding, being opposite the development. And is approximately 1 mile to Epping Station.

The accommodation comprises a secure entry phone system allowing access to the communal areas, storage sheds and front doors. An entrance hallway leads to a kitchen fitted with modern units and work surfaces with spaces for appliances. A combined living room and dining room, featuring a fireplace, wood effect flooring and a large window facing the forest, to the front and allowing an abundance of natural light. There are three generous bedrooms, a large master bedroom and two smaller double rooms. There is a modern fitted bathroom features a three-piece suite comprising white sanitary ware. Additionally three property is heated via a gas boiler and radiators and has double glazed windows throughout. Communally, there is an internal block of storage sheds and each flat benefits with its own. A refuse area, and parking is to the front of the block and based on a casual, first come arrangement.

Birch View is located within a short walk of the High Street with all of its shops, bars, cafes and restaurants. It is also within close proximity to Stonards Hill recreation ground and parts of Epping Forest. Epping Town offers excellent local schooling via Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.



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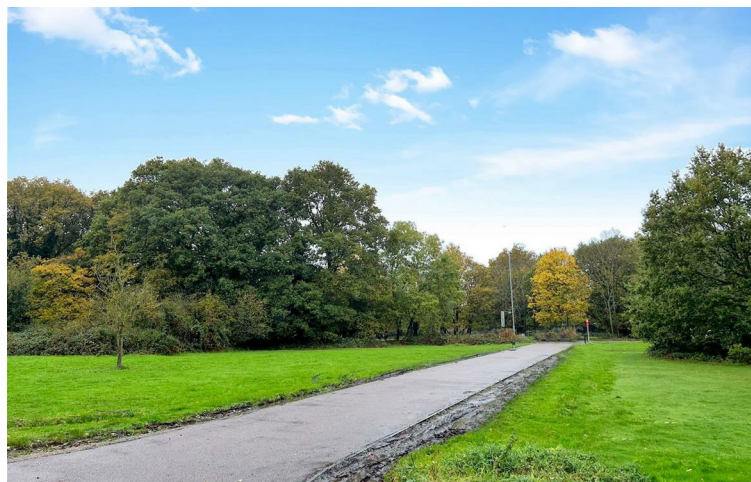


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# £269,995

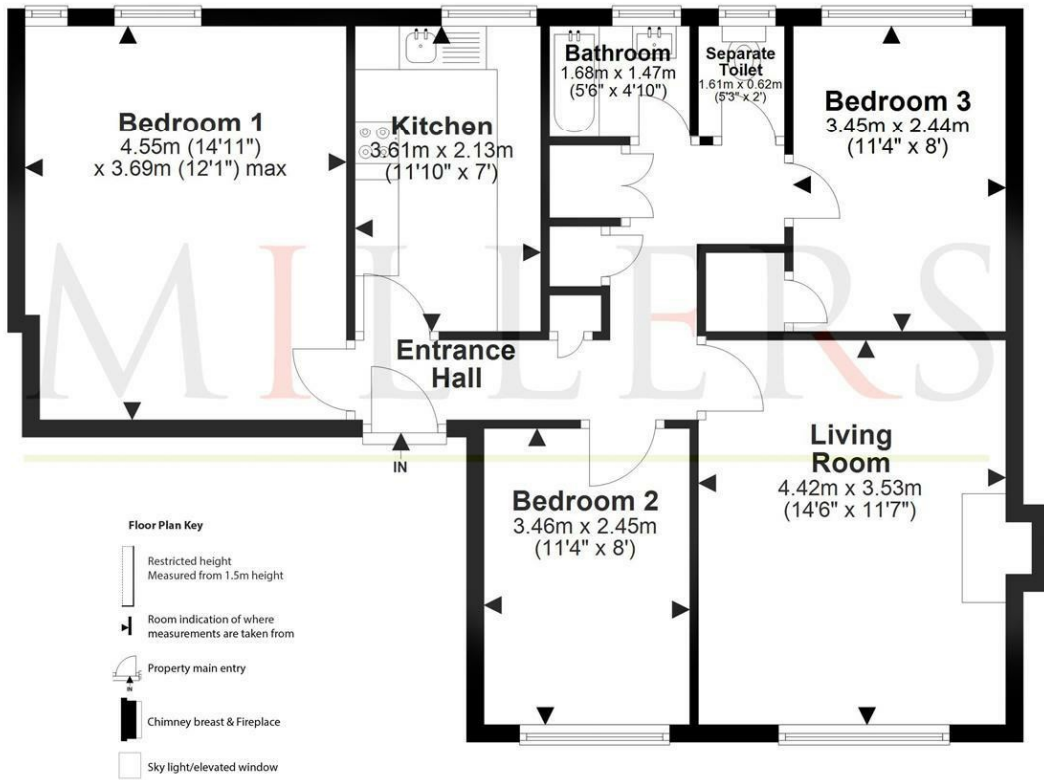
- GROUND FLOOR FLAT
- GAS RADIATOR HEATING
- OPPOSITE EPPING FOREST
- COMMUNAL GARDENS
- THREE BEDROOMS
- DOUBLE GLAZED WINDOWS
- APPROX. 1 MILE TO STATION
- NO ONWARD CHAIN
- SECURE ENTRY SYSTEM
- SECURE STORAGE SHED



**MILLERS**  
ESTATE AGENTS

## Ground Floor

Approx. 72.0 sq. metres (774.9 sq. feet)



Total area: approx. 72.0 sq. metres (774.9 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage  
Plan produced using PlanUp.

## Property Dimensions

### GROUND FLOOR

<b>Living &amp; Dining Room</b>	14'6" x 11'7" (4.42m x 3.53m)
<b>Kitchen</b>	11'10" x 7'0" (3.61m x 2.13m)
<b>Bedroom One</b>	14'11" x 12'1" (4.55m x 3.69m)
<b>Bedroom Two</b>	11'4" x 8'0" (3.46m x 2.45m)
<b>Bedroom Three</b>	11'4" x 8'0" (3.45m x 2.44m)
<b>Separate Toilet</b>	5'3" x 2'0" (1.61m x 0.62m)
<b>Bathroom</b>	5'6" x 4'9" (1.68m x 1.47m )

### EXTERNAL AREA

<b>Communal Gardens</b>	206' x 262' (62.79m x 79.86m )
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## Directions

**START:** Millers 229 High St, Epping CM16 4BP. Head north-east on High St/B1393 towards the Town Green.. At the traffic lights turn right onto The Plain/B181. Turn right onto Birch View. Turn right to stay on Birch View. Destination will be on the left. Arrive: Birch View, The Plain, Epping CM16 6TJ



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

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