



Cunningham Rise, North Weald
Price Range £365,000 to £380,000



MILLERS
ESTATE AGENTS

* PRICE RANGE £365,000 TO £380,000 * END OF TERRACE HOUSE * TWO DOUBLE BEDROOMS * FULLY OPEN-PLAN GROUND FLOOR * MODERN DEVELOPMENT * ALLOCATED PARKING * AN IDEAL FIRST PURCHASE *

We are pleased to offer for sale, this two double bedroom end of terrace house with modern, open plan ground floor accommodation. The property is situated at the bottom of this quiet cul-de-sac which is located in a popular residential turning. It is a short walk to open playing fields, arable farmland and is walking distance to "The Harvester" public house and a short drive to the A414 and M11 interchange.

The front door allows access to inner hallway with stairs ascending to the first floor and a door leading to the fully open-plan ground floor. The fitted kitchen comprises a range of units with working surfaces which incorporate a breakfast bar, provides spaces for a cooker unit, a washing machine and dishwasher. The living room features a cosy wall mounted fire and feature brick surround. Opening into the dining room which features a stunning vaulted glassed ceiling. There is herringbone flooring throughout and French doors provide access to the rear garden. The first floor has a modern three-piece bathroom with white sanitary ware and feature tiled wall and window in the ceiling. There are two double bedroom, both offer built in wardrobes. Externally, the property enjoys a low maintenance rear garden which is enclosed with wooden fencing and has a wooden garden shed. There is an allocated parking space in the gravelled parking bay and a visitors spaces.

The village of North Weald offers a busy High Street with a range of local shops including a COOP for weekly groceries, public houses and cafe bakery. There is local primary schooling, lots of open countryside and arable farmland. North Weald has transport links via the A414 to the M11 at Hastingwood & Epping Town which provides a Central Line station serving London.

AN INTERNAL VIEWING IS STRONGLY RECOMMENDED.





GROUND FLOOR

Kitchen Breakfast Room

14'2" x 8'6" max (4.32m x 2.59m max)

Living Room

13'1" x 11'9" (3.99m x 3.58m)

Dining Room

10'9" x 9'10" (3.28m x 3.00m)



FIRST FLOOR

Bedroom One

9'11" x 8'11" (3.02m x 2.72m)

Bedroom Two

8'5" x 8'6" (2.57m x 2.59m)

Bathroom

7'7" x 5'8" (2.31m x 1.73m)

EXTERNAL AREA

Rear Garden

36'7" x 13'4" (11.15m x 4.06m)

Allocated Parking

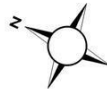
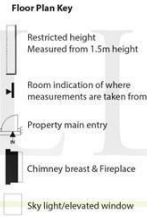




Ground Floor
Approx. 40.5 sq. metres (436.1 sq. feet)

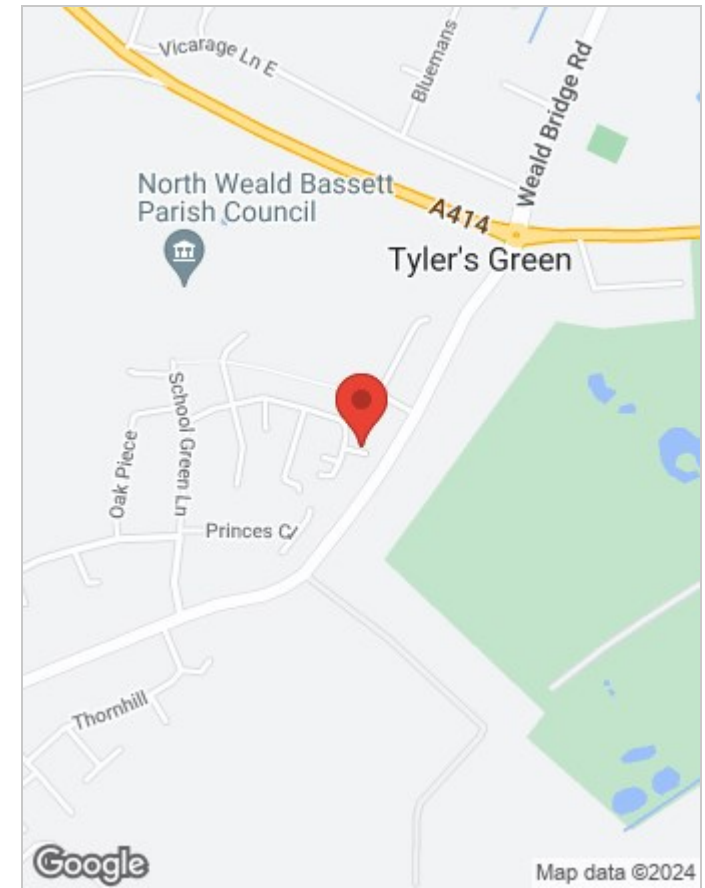


First Floor
Approx. 29.1 sq. metres (313.3 sq. feet)



Total area: approx. 69.6 sq. metres (749.4 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.