



Ingels Mead, Epping

O.I.E.O £315,000



**MILLERS**  
ESTATE AGENTS

**\* FIRST FLOOR MAISONETTE \* ONE DOUBLE BEDROOM \* OWN REAR GARDEN \* DRIVEWAY PARKING SPACE \* NEWLY REDECORATED \* WALK TO HIGH STREET \* CLOSE TO SWAINES GREEN \***

We are pleased to offer this first floor, maisonette offering one double bedroom, a rear garden and allocated parking. The property is situated in close proximity to the open common land at Swaines Green, the High Street and Epping Station.

The accommodation comprises a private front door leading to the entrance hall with stairs ascending to the first floor. There is a spacious landing area with doors leading to, a good sized living room with a feature fireplace room, wooden flooring and window overlooking the garden. A double bedroom with wooden flooring, and a fitted kitchen with a range of units, built in oven, hob and extractor hood. The bathroom has a three-piece suite and is finished with white sanitary ware. The property includes a driveway for private parking and a rear garden, which is mainly laid to lawn and has a small sitting area.

Ingelsmead is located within a short walk to the High Street, with its shops including Tesco superstore and M&S food hall. Is also within close proximity to the open countryside on Swaines Green and arable farmland. Parts of Epping Forest are within walking distance as is the Town Tube Station. Schooling is provided at ESJ Epping St Johns Comprehensive school and Epping Primary School. Transport links area available at the M25 at Waltham Abbey and the M11 at Hastingwood or the A414 to Chelmsford.





## **GROUND FLOOR**

**Entrance Hall**

## **FIRST FLOOR**

**Living Room**

11'5" x 11'7" (3.49m x 3.53m)

**Kitchen**

8'0" x 8'6" (2.44m x 2.59m)

**Bedroom One**

8'11" x 13'3" (2.72m x 4.04m)

**Bathroom**

6'2" x 5'5" (1.89m x 1.67m)

## **EXTERNAL AREA**

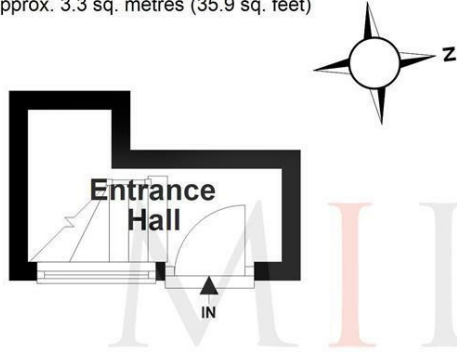
**Rear Garden**

**Allocated Parking Space**



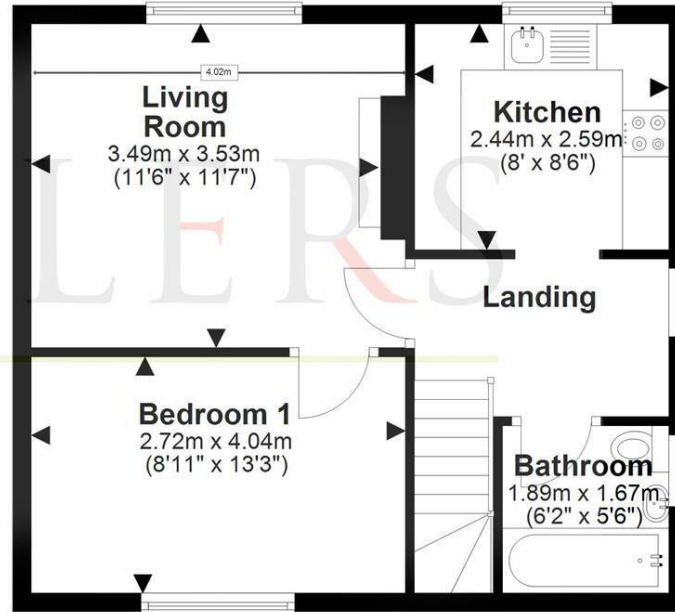
### Ground Floor

Approx. 3.3 sq. metres (35.9 sq. feet)



### First Floor

Approx. 42.9 sq. metres (462.3 sq. feet)



- Floor Plan Key**
- Restricted height  
Measured from 1.5m height
  - Room indication of where measurements are taken from
  - Property main entry
  - Chimney breast & Fireplace
  - Sky light/elevated window

Total area: approx. 46.3 sq. metres (498.2 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		
(69-80)	C		
(55-68)	D		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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.