



Western Avenue, Epping

Price Range £700,000



MILLERS
ESTATE AGENTS

* PRICE RANGE £700,000 TO £725,000 *
PLANNING PERMISSION / DOUBLE & SINGLE
STOREY EXTENSION * LARGE GARDEN PLOT * THREE
BEDROOM SEMI * STUNNING CONDITION * TWO
RECEPTION ROOMS * WALK TO STATION * NEAR IVY
CHIMNEYS SCHOOL *

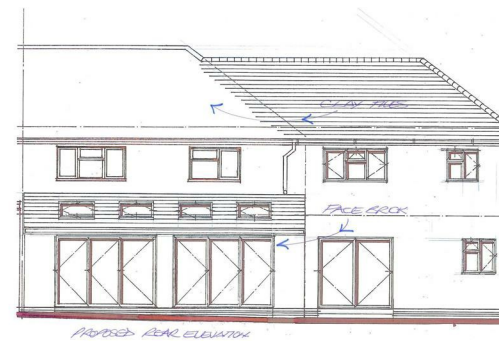
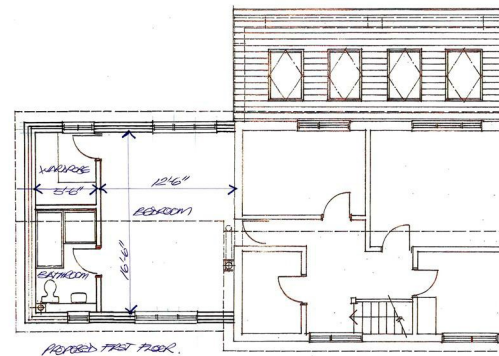
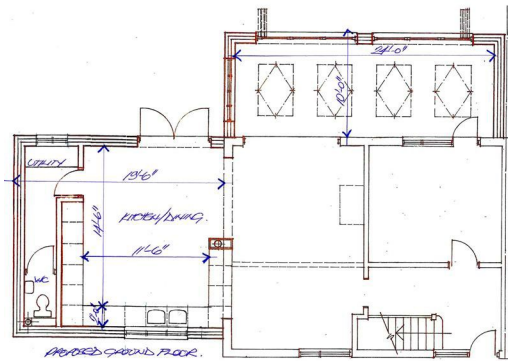
A semi-detached family home with permission to extend the existing 3 bedroom semi-detached house by adding a double storey side extension and a rear single storey. Currently the property offers two reception room, semi-detached house offering family accommodation, off road parking and sitting on a large plot. The property is situated in the popular residential street of Western Avenue; being perfectly located for Epping Tube Station which serves London, the open common land of Bell Common and parts of Epping Forest.

The accommodation comprises a "composite" door leading to an entrance hall with feature "Amtico" flooring throughout the ground floor & stairs ascending. Doors lead to a cosy living room, a beautifully finished dining room with bi-folding doors to the rear garden. An outstanding & newly fitted kitchen comprises a range of high gloss units, "Corian" work surfaces & built in appliances. The first floor room offers three good size bedrooms & three-piece bathroom with newly fitted, white sanitary ware & finished with grey wall tiles.

The westerly facing rear garden measure approx. 80ft in length; is laid to lawn and has a patio area, side plot with gated access to the front garden, a brick built garden shed/workshop and a cloakroom WC. The front aspect provides parking for two vehicles. There is a Central Line Station connecting London & is a short drive to the M11 at Hastingwood & M25 at Waltham Abbey to London & Cambridge

Western Avenue is located within the popular & historic market town of Epping & is within walking distance to open countryside, arable farmland and the station. Epping is a charming & desirable place to live and benefits from a busy High Street with a varied range of shops, bars, restaurants, cafes and public





GROUND FLOOR

Entrance Hall

Living Room

10'11" x 12'2" (3.33m x 3.71m)

Kitchen

7'4" x 11'3" (2.24m x 3.43m)

Dining Room

10'11" x 9'11" (3.33m x 3.02m)

Gardeners Toilet

5'7" x 2'8" (1.70m x 0.81m)

Storage Room

FIRST FLOOR

Landing

Bedroom One

10'11" x 13'2" (3.34m x 4.01m)

Bedroom Two

11'1" x 10'0" (3.37m x 3.06m)

Bedroom Three

7'7" x 9'0" (2.30m x 2.74m)

Bathroom

7'6" x 5'6" (2.29m x 1.68m)

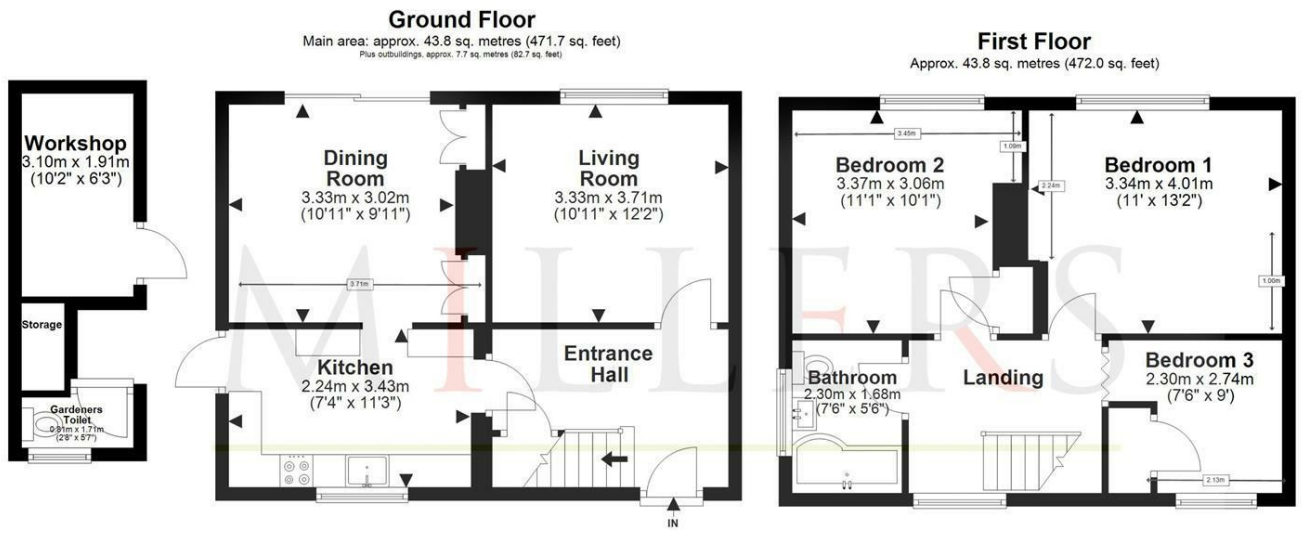
EXTERNAL AREA

Workshop

10.2" x 6.3" (3.05m.0.61m x 1.83m.0.91m)

Rear Garden (max)

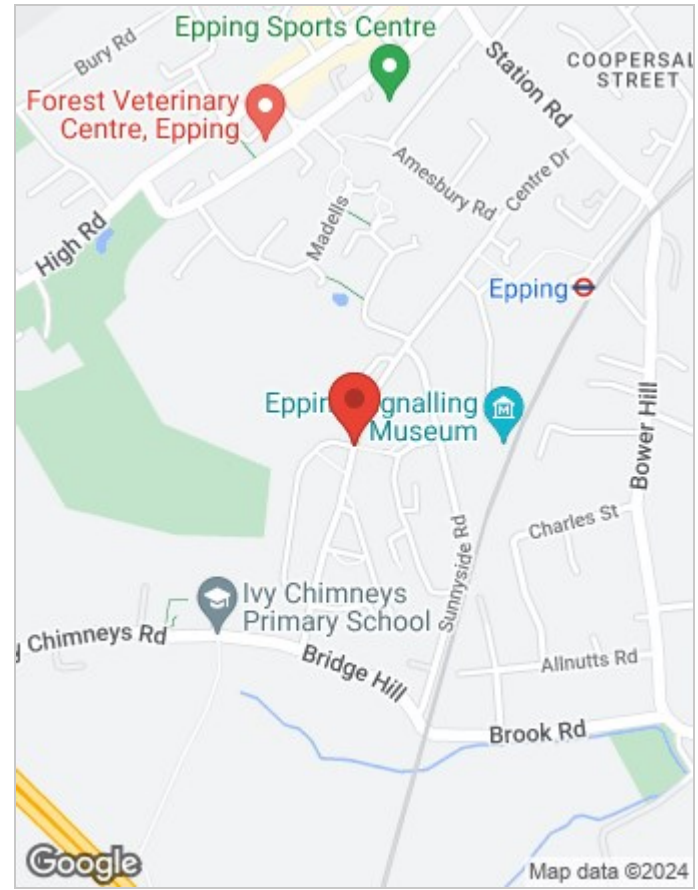
59'8" x 47' (18.19m x 14.33m)



Main area: Approx. 87.7 sq. metres (943.7 sq. feet)
Plus outbuildings, approx. 7.7 sq. metres (82.7 sq. feet)
Total area including outbuildings: approx. 95.4 sq metres (1026.4 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

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	86	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.

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