



School Green Lane, North Weald.

£469,995



MILLERS
ESTATE AGENTS

*** SEMI DETACHED BUNGALOW * EXTENDED ACCOMMODATION * TWO DOUBLE BEDROOMS * OFF STREET PARKING * LOW MAINTENANCE GARDEN * WORKSHOP * UTILITY ROOM ***

We are pleased to offer this extended and well presented, two bedroom semi-detached bungalow offering ground floor accommodation. The property enjoys an easy care garden, parking, and two double bedrooms. Situation in a desirable residential street in this popular village close to the village hall and local primary school.

The extended accommodation comprises an inner hallway leading to two double bedrooms facing the front elevation. A family bathroom with a three-piece suite and white sanitary ware. There is a cosy living room with a feature fireplace, a separate dining room with French doors to the garden. The dining opens into the kitchen breakfast room and has a range of units with worktops and dishwasher. There is a utility room off the dining room keeping the laundry away from the main kitchen area. Externally, the front of the property benefits from a block paved driveway providing off street parking for two or three vehicles. The landscaped rear garden benefits with a low maintenance artificial lawn, has a large workshop shed and is enclosed with wooden fencing.

School Green Lane, North Weald is situated close to arable farmland, St Andrews Primary School and the open fields at Weald Common. The property is a short walk to the High Street offering a range of shops which includes a COOP store, cafes, restaurant and public houses. Transport links are provided along the A414 allowing access to both Chelmsford and the M11 at Hastingwood. The larger town of Epping is a short drive offering a connection to London via the Central Line and has a busy High Street. North Weald schooling is provided at St. Andrews Primary School, Epping St Johns Comprehensive School in Epping and the Ongar Academy in Ongar.





GROUND FLOOR

Kitchen

8'5" x 10'4" (2.56m x 3.15m)

Dining Room

9'7" x 12'2" (2.92m x 3.71m)

Living Room

12'5" x 14'2" (3.78m x 4.32m)

Utility Room

5'10" x 4'11" (1.77m x 1.50m)

Hallway

Bedroom One

10'6" x 9'9" (3.20m x 2.97m)

Bedroom Two

8'0" x 10'6" (2.43m x 3.20m)

Bathroom

5'10" x 7'9" (1.78m x 2.36m)

EXTERAL AREA

Driveway

Rear Garden

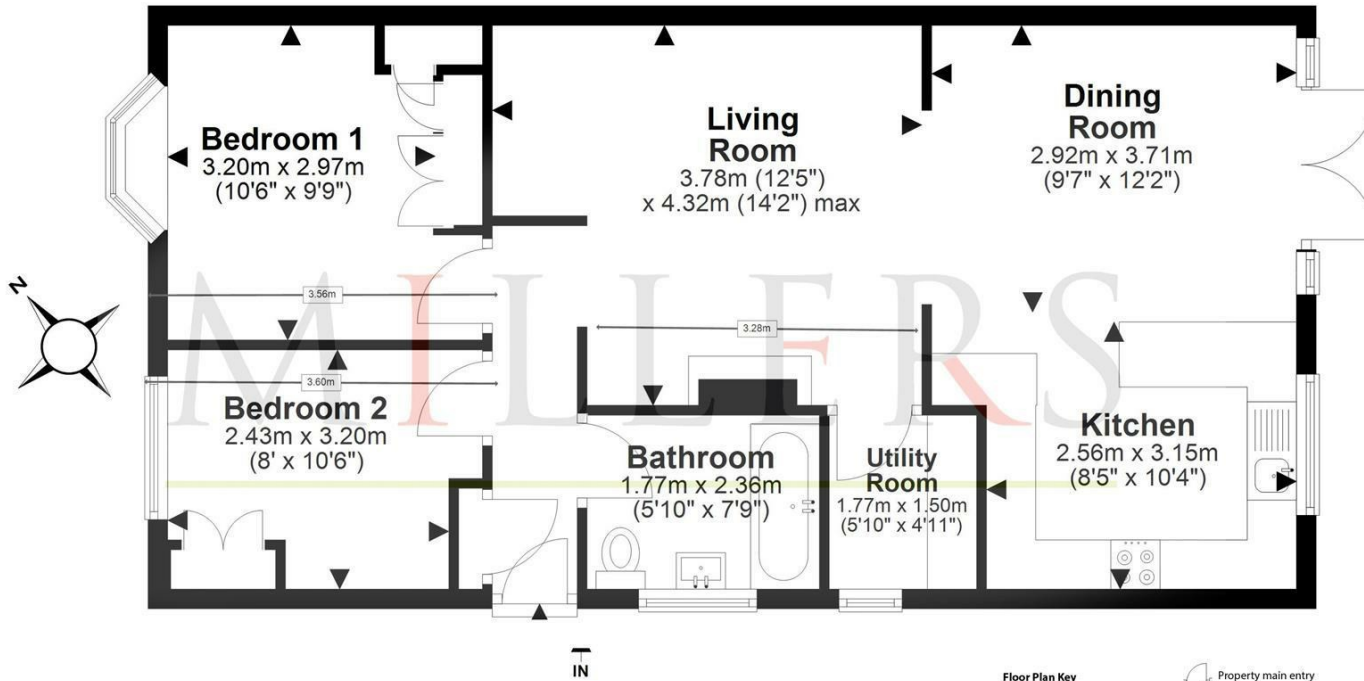
34' x 22'8" (10.36m x 6.91m)

Workshop

16' x 10' (4.88m x 3.05m)

Ground Floor

Approx. 65.9 sq. metres (709.4 sq. feet)

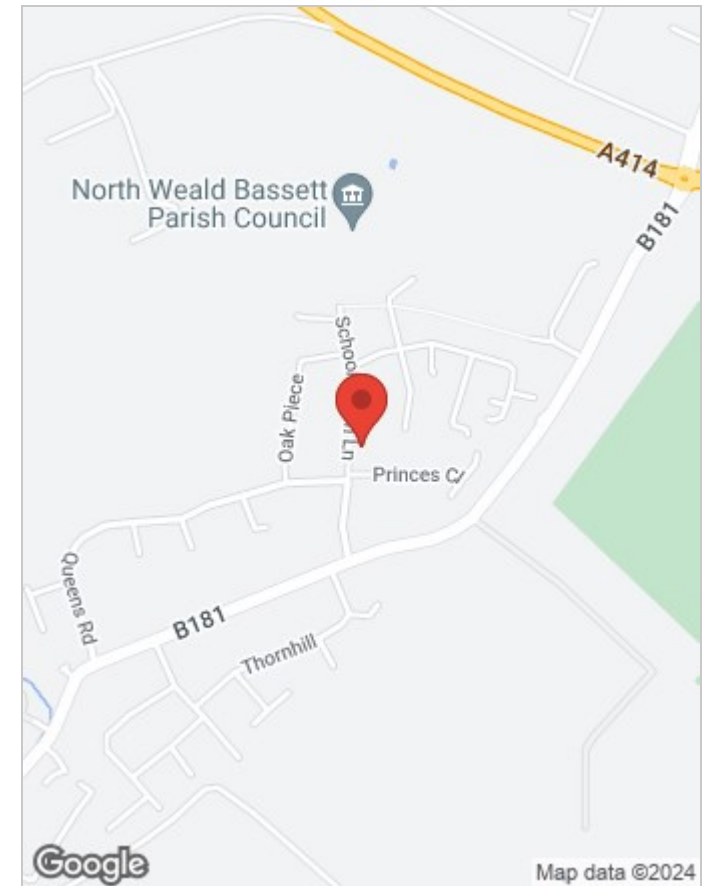


Total area: approx. 65.9 sq. metres (709.4 sq. feet)

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.

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



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|-------------------------|--|---|-------------------------|-----------|
| | Current | Potential | | 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 | | 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.