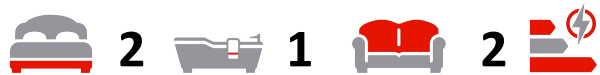




Hampden Close, North Weald

O.I.E.O £475,000



MILLERS
ESTATE AGENTS

*** SEMI DETACHED HOME * MODERN PROPERTY *
TWO RECEPTION ROOMS * OPEN PLAN KITCHEN &
BREAKFAST ROOM * UTILITY & CLOAKROOM WC *
SPACIOUS GARAGE & SHINGLE DRIVEWAY *
EXCELLENT CONDITION THROUGHOUT ***

This lovely modern contemporary semi detached home enjoys two receptions rooms, a kitchen/breakfast room, utility and ground floor cloakroom, along with two double bedrooms and a family bathroom. Along with a garage & parking.

This deceptively spacious modern home is ready to move into and comprises with an entrance porch leading to a lounge, a fabulous open plan kitchen breakfast room with fitted appliance and matching dresser, opening onto a bright and airy family room with doors leading out to the rear garden. An inner hallway gives access to a ground floor cloakroom/wc., utility room and garage with power, light and an electric operated door. Additional benefits includes Amtico flooring on the ground floor and new double glazed windows throughout.

On the first floor is a fabulous master bedroom with built in wardrobes to one wall, a further double bedroom and a fully tiled family bathroom with a white bathroom suite and jacuzzi bath. The property was originally a 3 bedroom home, the current owner has remodelled this to allow a larger master bedroom.

Outside to the front enjoys a shingle driveway allowing parking for several vehicles and gives access to a large garage with an electric operated door. The rear garden is shingled for easy maintenance with shrub borders. The property is in a great location on this small popular private development in the heart of North Weald.

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.





GROUND FLOOR

Entrance Porch

4' x 4'4" (1.22m x 1.32m)

Living Room

13'3" x 14'8" (4.05m x 4.48m)

Kitchen Breakfast Room

11'2" x 14'8" (3.40m x 4.48m)

Family Room

9'5" x 14'8" (2.87m x 4.48m)

Inner Hallway

Cloakroom WC

4'3" x 2'7" (1.30m x 0.79m)

Utility Room

6'8" x 4'3" (2.03m x 1.30m)

FIRST FLOOR

Bedroom One

12'11" x 14'8" (3.94m x 4.48m)

Bedroom Two

9'9" x 8'3" (2.98m x 2.51m)

Bathroom

6'6" x 6'3" (1.98m x 1.91m)

EXTERNAL AREA

Shingle Driveway

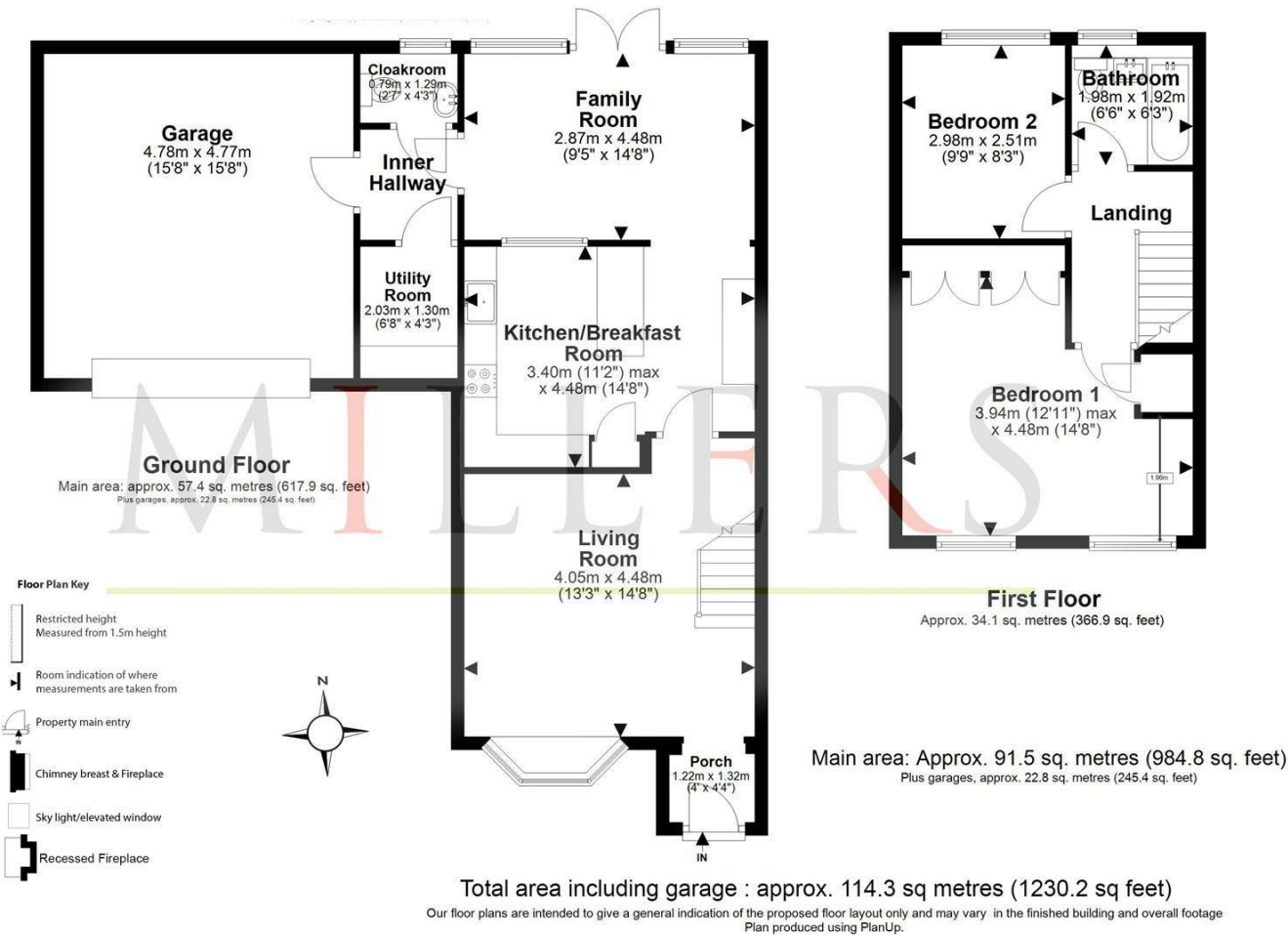
Garage

15'8" x 15'8" (4.78m x 4.78m)

Rear Garden

18'8" x 16'8" (5.69m x 5.08m)





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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 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.

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