



Western Avenue, Epping

O.I.R.O £525,000



MILLERS  
ESTATE AGENTS



**\* SEMI DETACHED HOUSE \* THREE BEDROOMS \*  
REFURBISHED ACCOMMODATION \* TWO  
RECEPTION AREAS \* STUNNING CONDITION \* WALK  
TO TUBE STATION \* WALK TO IVY CHIMNEYS \* NEAR  
BELL COMMON \***

A spacious three bedroom, two reception room, semi-detached house offering family accommodation, and front hard standing. 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 an entrance hall with stairs ascending to the first floor and doors leading to: a living room which features wooden flooring, engineered wooden door and plantation shutter. Opening into the dining area with matching flooring and French windows to the garden. The newly fitted kitchen is fitted with a range of units, hardwood surfaces and built in appliances. There is cloakroom WC and a utility room. The first floor room offers three bedrooms and a three-piece bathroom with a newly fitted suite and white sanitary ware. The rear garden is laid to lawn, has a wooden garden shed, patio area and gated access to the front garden. The front aspect provides resin set hardstanding.

Western Avenue is located within the popular and historic market town of Epping and is within walking distance to open countryside, arable farmland and the station. Epping is a charming and desirable place to live and benefits from a busy High Street with a varied range of shops, bars, restaurants, cafes and public houses. There is a Central Line Station connecting London and is a short drive to the M11 at Hastingwood and the M25 at Waltham Abbey to London and Cambridge. Epping also boasts access to the famous Epping Forest for forest walks, bike rides and horse riding.







## GROUND FLOOR

### Porch

6'10" x 3' (2.08m x 0.91m)

### Living Room

12'0" x 13'6" (3.66m x 4.11m)

### Kitchen Dining Room

8'5" x 20'8" (2.57m x 6.31m)

### Utility Room

17'3" x 4'0" (5.25m x 1.22m)

### Cloakroom WC

4' x 3'5" (1.22m x 1.04m)

## FIRST FLOOR

### Bedroom One

12'1" x 12'0" (3.68m x 3.66m)

### Bedroom Two

8'7" x 11'11" (2.62m x 3.63m)

### Bedroom Three

8'11" x 8'7" (2.71m x 2.61m)

### Bathroom

8'6" x 5'6" (2.59m x 1.68m)

## EXTERNAL AREA

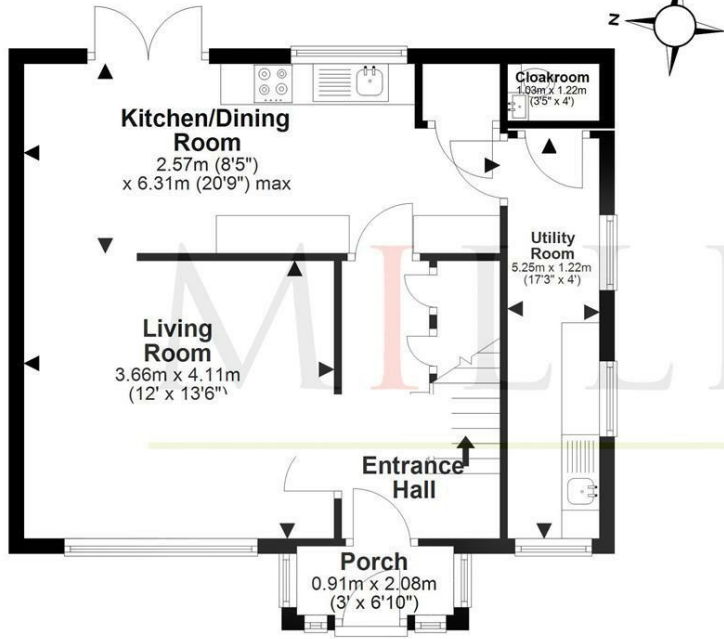
### Rear Garden

37'6" x 29'7" (11.43m x 9.02m)

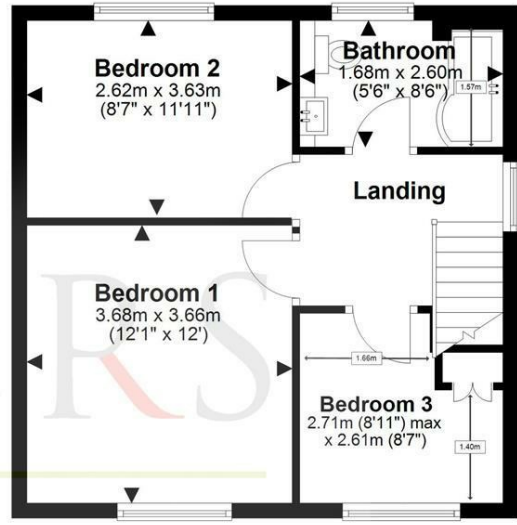




**Ground Floor**  
Approx. 52.5 sq. metres (564.8 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (428.6 sq. feet)

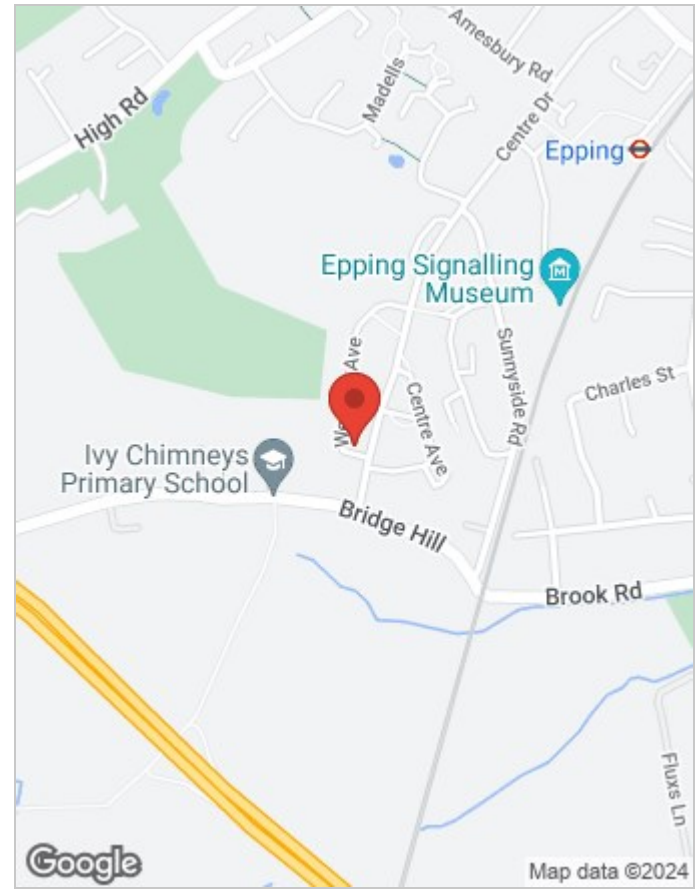


- Floor Plan Key**
- Restricted height  
Measured from 1.5m height
  - Room indication of where measurements are taken from
  - Property main entry
  - Chimney breast & Fireplace
  - Sky light/elevated window

Total area: approx. 92.3 sq. metres (993.4 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			
(69-80) C			
(55-68) D			
(39-54) E		58	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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