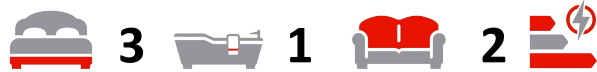




Matching Green, Essex

£649,995



**MILLERS**  
ESTATE AGENTS

**\* DESIRABLE & POPULAR LOCATION \* WEATHER BOARDED HOUSE \* SEMI DETACHED \* THREE DOUBLE BEDROOMS \* SCENIC VIEWS TO FRONT & REAR \***

An attractive semi-detached family home offering a wealth of charm and character and finished in weather white boarding. This deceptively spacious property is situated in the highly desirable Matching Green. The property enjoys a commanding position overlooking the village green with its pond and public house, all set within the Essex countryside. This wonderful property offers the perfect balance of period features with modern living.

The accommodation comprises a front entrance door leading to the main living room. Featuring a central brick fireplace with a solid fuel burner (log burner), wooden flooring and stairs which ascending to the first floor. There is a modern kitchen breakfast room comprising a range of units, working surfaces and built in "BOSCH" appliances. The cosy kitchen has an dining area at the rear and a rear door leads to the garden. The first floor landing provides access to three double bedrooms with bedroom featuring an open fireplace. There is a family bathroom offering a three-piece suite with white sanitary ware. The rear garden has a laid lawn area with gated access to the rear leading out onto farmers' fields. There is a wooden home office with power, lighting and air conditioning. To the side of the property is a wooden shed and gated access. The front garden has a large plot and provides parking for 3-4 vehicles.

Matching Green has one of the largest village greens in Essex and boasts a very popular Public House & restaurant "The Chequers". The village is located approximately (3.0) miles east of Old Harlow which offers a mainline railway serving London & Cambridge; multiple shopping centres, recreational facilities as well as junction 7 of the M11 leading to the M25. (4.5) miles, north west of Chipping Ongar and (3.9) miles south east of Sawbridgeworth





## GROUND FLOOR

### Living Room

18'0" x 13'5" (5.49m x 4.08m)

### Kitchen Breakfast Room

21'7" x 7'3" (6.57m x 2.21m)

## FIRST FLOOR

### Bedroom One

10'4" x 13'7" (3.16m x 4.13m)

### Bedroom Two

14'2" x 7'3" (4.33m x 2.22m)

### Bedroom Three

7'5" x 10'4" (2.26m x 3.14m)

### Bathroom

7'6" x 7'4" (2.29m x 2.24m)

## EXTERNAL AREA

### Rear Garden

30' x 30' (9.14m x 9.14m)

### Office

15'0" x 7'2" (4.58m x 2.18m)

### Wooden Shed

10' x 8' (3.05m x 2.44m)

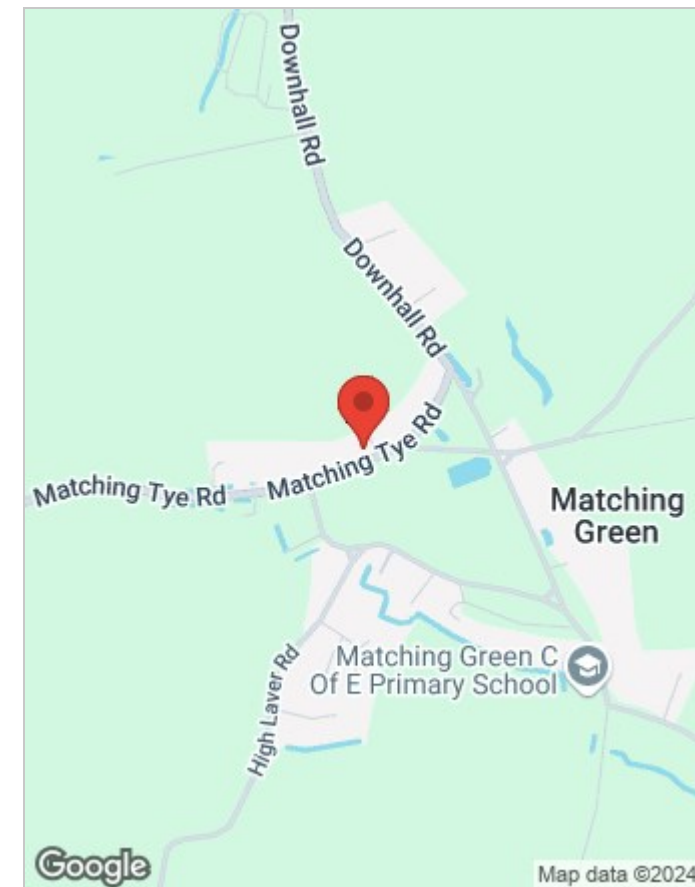




Main area: Approx. 74.6 sq. metres (803.0 sq. feet)  
Plus outbuildings, approx. 10.0 sq. metres (107.5 sq. feet)

Total area including outbuildings: approx. 84.6 sq metres (910.5 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		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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.