



**George Avey Croft, North Weald.**

**O.I.E.O £555,000**



**MILLERS**  
ESTATE AGENTS

**\* FOUR BEDROOMS \* DETACHED HOME \* SPACIOUS ACCOMMODATION \* POPULAR CUL-DE-SAC POSITION \* PARKING FOR THREE VEHICLES \* EXTENDED HOME \***

We are delighted to offer for sale this attractive four bedroom, detached family house with extended accommodation. The property is located within one of the more prestigious roads, being within a short walk to the high street with its shops, cafes and restaurants and open countryside. This wonderful home is offered with no onward chain.

The accommodation comprises of an entrance hallway, providing access to the study and to the main reception room. The generous living room is flooded with natural light, from the South facing window and leads into a fully fitted kitchen with breakfast bar to the rear of the house. There is a further family room with double doors leading to the rear garden. The ground floor also boasts a utility room and ground floor guest cloakroom WC. The first floor provides four bedrooms and two family bathrooms both finished with white sanitary ware. To the front of the house, is a feature block paved driveway offering parking for three vehicles. The rear garden enjoys a good sized patio and is laid to lawn, and has various flower and shrub borders.

The property is situated in the North Weald village close to arable farmland, North Weald's historic WW2 airfield providing recreational flying and the open fields at Church Lane. Church Lane is also 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. In Epping (Epping St Johns) and Ongar (The Ongar Academy).





## GROUND FLOOR

### Entrance hall

### Living room

15'10" x 14'6" (4.85m x 4.42m)

### Study Room

10'0" x 7'1" (3.07m x 2.16m)

### Kitchen Breakfast Room

17'8" x 8'11" (5.41m x 2.74m)

### Family room

12'3" x 7'6" (3.73m x 2.29m)

### Utility room

7'1" x 5'1" (2.16m x 1.55m)

### Cloakroom WC

4'5" x 3'6" (1.37m x 1.07m)

## FIRST FLOOR

### Bedroom One

12'11" x 8' (3.94m x 2.44m)

### Bedroom Two

12'3" x 10' (3.73m x 3.05m)

### Bedroom Three

15'1" x 7'6" (4.60m x 2.29m)

### Bedroom Four

9'1" x 7'4" (2.79m x 2.26m)

### Family Bathroom

7'4" x 5'6" (2.26m x 1.70m)

### Shower Room

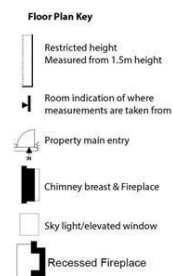
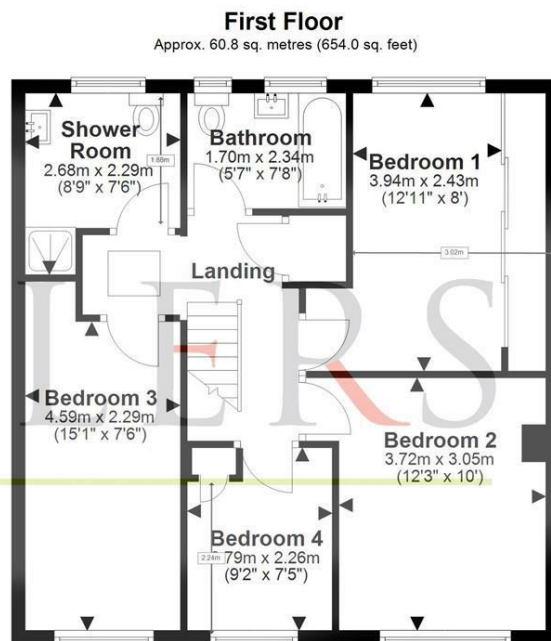
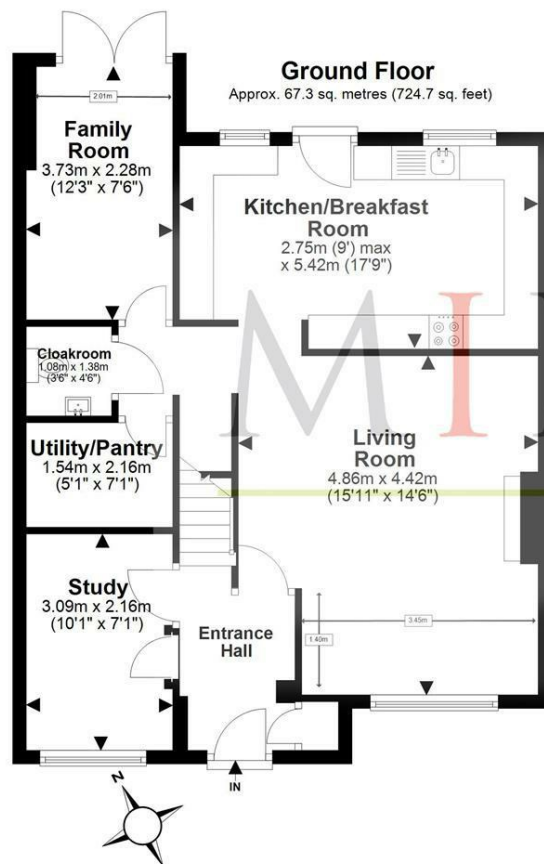
8'9" x 7'6" (2.67m x 2.29m)

## EXTERIOR

### Garden Rear

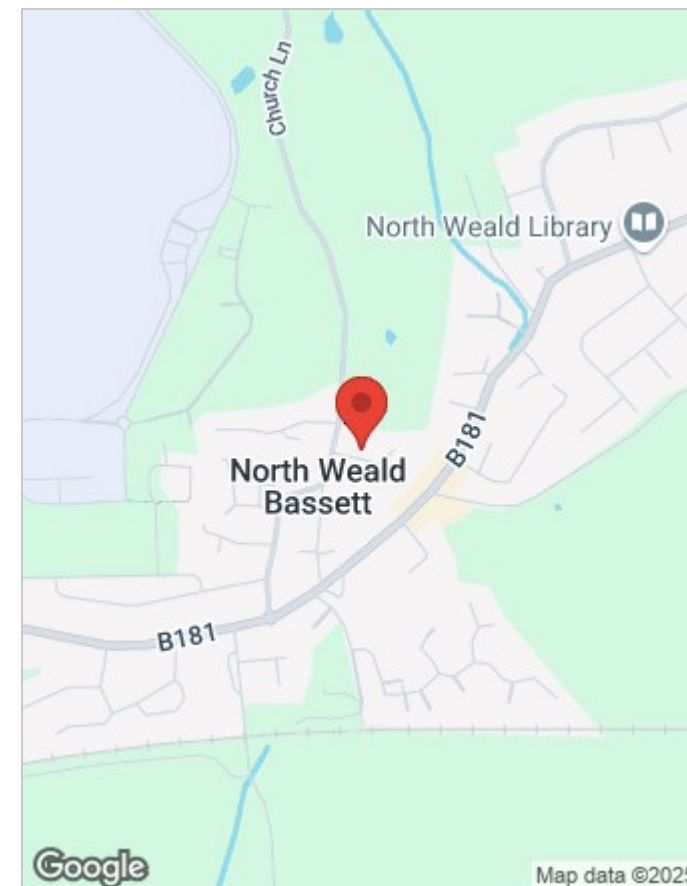
38'8" x 32'4" (11.79m x 9.86m)





Total area: approx. 128.1 sq. metres (1378.7 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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