



## Highfield Green, Epping

\* END OF TERRACE \* THREE RECEPTION ROOMS \* THREE BEDROOMS \* GARAGE EN-BLOC \* A DESIRABLE LOCATION \* NEEDING SOME UPDATING \*

We are pleased to offer this three bedroom family home, situated in the popular development of Highfield Green. Being close to arable farmland, walking distance to Epping St Johns and the High Street with its wide array of shops, restaurants, cafes and bars.

The accommodation comprises an entrance hall leading to ground floor WC, a fitted kitchen, a living room, dining room with patio doors leading to a conservatory and the rear garden. The first floor offers three bedrooms, two double in size and a good size third bedroom. There is a family bathroom with a white three-piece suite. Externally the property has a generous rear garden mainly laid to crazy paving. There is a garden shed and side access. Additionally, the property has double glazed windows, gas radiator heating and has a garage located en-bloc. Highfield Green is located to the West of Epping Town and provides ample residents parking. It is a popular choice for family's as it has centrally located green play areas.

Highfield Green is conveniently placed within a short walk to the shops, restaurants, bars and cafes. Bell Common is also within close proximity, arable farmland lies opposite and parts of Epping Forest are a short walk. Epping Town offers excellent local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.

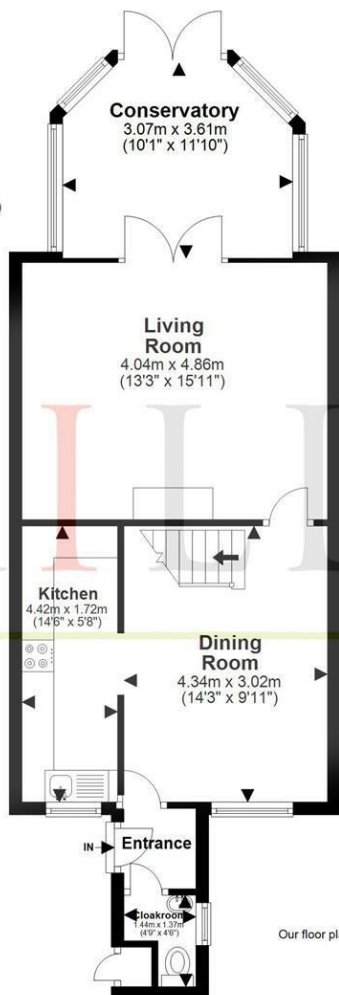
- THREE BEDROOM HOUSE
- THREE RECEPTION ROOMS
- CLOSE TO ST JOHNS SCHOOL
- QUIET CUL-DE-SAC LOCATION
- WALK TO BELL COMMON
- CLOSE TO EPPING STATION
- GARAGE LOCATED EN-BLOC
- END OF TERRACED HOUSE
- APPROX. 1030 SQ FT VOLUME

**£529,995**

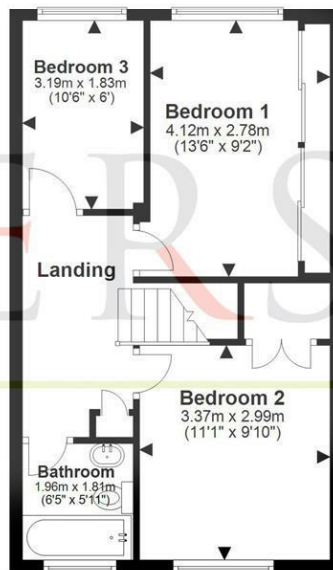


MILLERS  
ESTATE AGENTS

**Ground Floor**  
Approx. 54.6 sq. metres (587.2 sq. feet)



**First Floor**  
Approx. 41.0 sq. metres (441.1 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
- Recessed fireplace

Total area: approx. 95.5 sq. metres (1028.3 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.

**Property Dimensions**

**GROUND FLOOR**

- Entrance**
- Cloakroom WC (max)** 4'9" x 4'6" (1.45m x 1.37m)
- Dining Room** 14'3" x 9'11" (4.34m x 3.02m)
- Kitchen** 14'6" x 5'8" (4.42m x 1.72m)
- Living Room** 13'3" x 15'11" (4.04m x 4.86m)
- Conservatory** 11'10" x 10'1" (3.61m x 3.07m)

**FIRST FLOOR**

- Landing**
- Bedroom One** 13'6" x 9'1" (4.12m x 2.78m)
- Bedroom Two** 11'1" x 9'10" (3.38m x 3.00m)
- Bedroom Three** 10'6" x 6'0" (3.19m x 1.83m)
- Bathroom** 5'11" x 6'5" (1.80m x 1.96m)

**EXTERNAL AREA**

- Rear Garden** 38'5" x 17'6" (11.71m x 5.33m)





## Directions

START: Millers 229 High Street, Epping, CM16 4BP. 0.0, Head southeast toward High St/B1393 0.0. Turn right onto High St/B1393, Go through 2 roundabouts, 0.7. At the roundabout, take the 2nd exit onto Bury Ln/B182. 0.8, Turn right onto Highfield Grn. Follow the road to the right hand side and property will be in front of you. 0.9. Arrive: Highfield Grn, Epping CM16 5HD. Total time: 3 mins 57s



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	87
(69-80) <b>C</b>	70
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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