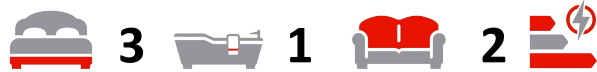




**Epping Road, Broadley Common**

**£524,995**



**MILLERS**  
ESTATE AGENTS

**\* SEMI DETACHED HOUSE \* THREE BEDROOMS \* TWO RECEPTION AREAS \* POTENTIAL TO REMODEL or EXTEND (STP) \* VILLAGE LOCATION \***

We are pleased to offer this attractive three bedroom, semi-detached house, with off street parking on a block paved driveway and views to the rear of open grassland. This cosy looking house offers great kerb appeal in this semi-rural position, located between Nazeing, Harlow in the hamlet of Broadley Common. The property offering great potential to either remodel or extend into a fabulous family home.

The front garden provides ample parking on a block paved driveway, has access to the side via a wooden gate and a front door which opens directly into the living room. Featuring a stone fireplace, the living room leads into the family room and breakfast room. There is a basic kitchen, a downstairs bathroom with a three-piece suite and a separate boot room. Stairs ascend to the first floor landing and access to the loft space for storage. There are three good size bedrooms, with the master bedroom having dual aspect windows to both front and rear. Externally, the rear garden backs onto open countryside and has a small brook at the rear. The property is available on a CHAIN FREE basis.

North Cottage, Broadley Common is found just along from Parslow Road and Jacks Hatch. It is a short drive to the main facilities that Harlow new town has to offer, including two overground mainline railway stations serving London. The historic town of Waltham Abbey is accessible along the Crooked Mile and market town of Epping is approx. 15 mins drive with its Central Line Tube Station and busy High Street. Local amenities include the popular "Black Swan" public house restaurant, "The Link" social club and a popular Farm shop at Tylers Cross.





## GROUND FLOOR

### Living Room

11'2" x 10'11" (3.40m x 3.33m)

### Family Room

20'4" x 7'11" (6.20m x 2.42m)

### Breakfast Room

8'7" x 8'2" (2.62m x 2.49m)

### Kitchen

9'9" x 8'10" (2.97m x 2.69m)

### Boot Room

8'7" x 2'5" (2.62m x 0.74m)

## FIRST FLOOR

### Bedroom One

19'10" x 8'0" (6.04m x 2.45m)

### Bedroom Two

11'0" x 11'0" (3.35m x 3.35m)

### Bedroom Three

8'11" x 8'4" (2.72m x 2.53m)

### Bathroom

8'4" x 8'11" (2.54m x 2.72m)

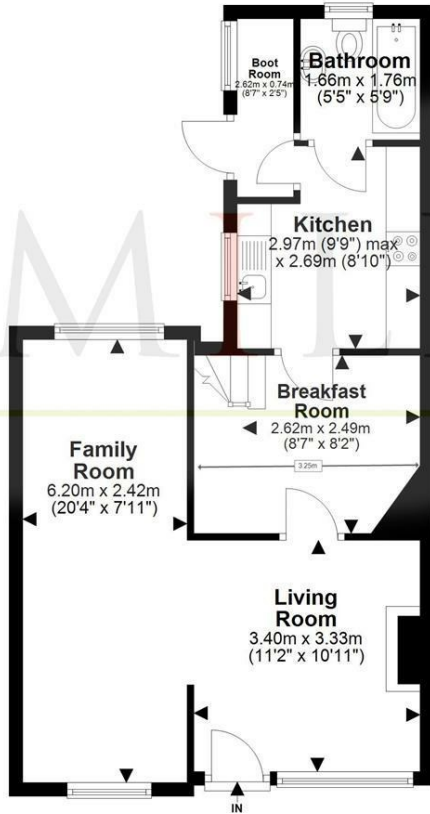
## EXTERNAL AREA

### Rear Garden

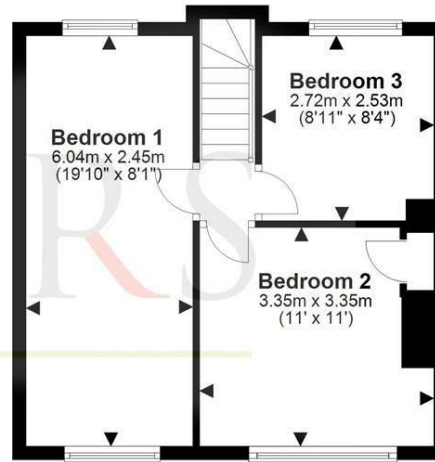
33'8" x 26'10" (10.26m x 8.18m)



**Ground Floor**  
Approx. 50.1 sq. metres (538.8 sq. feet)



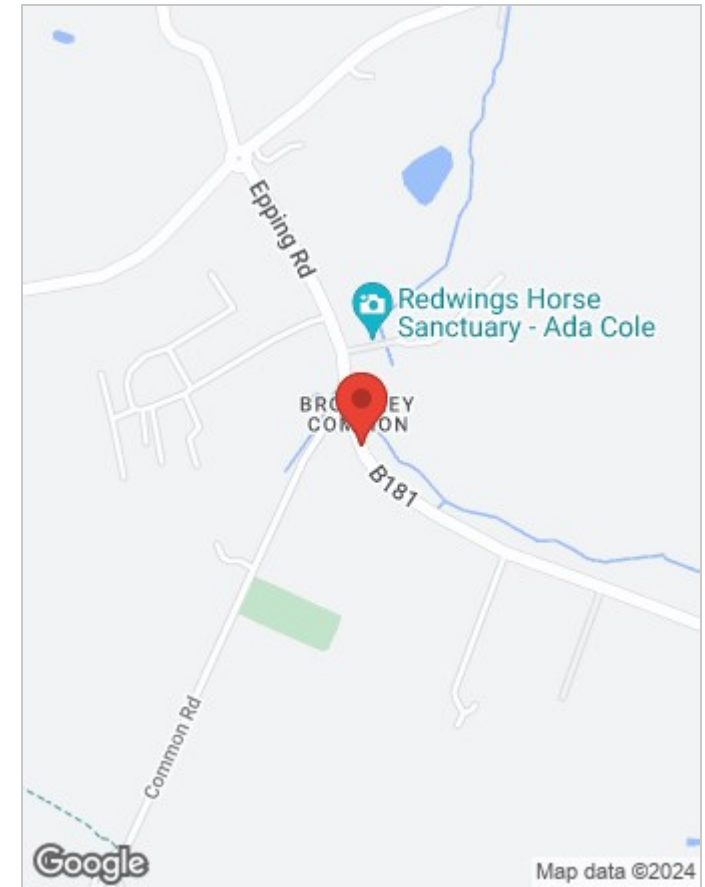
**First Floor**  
Approx. 36.4 sq. metres (391.8 sq. feet)



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

Total area: approx. 86.5 sq. metres (930.6 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.

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