



Bridge Hill, Epping

Price Range £500,000

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MILLERS
ESTATE AGENTS

*** PRICE RANGE £500,000 - £525,000 * SEMI DETACHED HOME ** THREE BEDROOMS ** REQUIRES MODERNISATION ** SPACIOUS KITCHEN/DINER ** CHAIN FREE ****

A great semi detached three bedroom family home with good size lounge plus a great kitchen/diner which is in need of full modernisation. Located in a desirable part of town just a few minutes walk to Ivy Chimneys Primary School. The property is chain free.

A great opportunity to put your own stamp on this attractive semi detached family home. Accommodation comprises with a front entrance hallway with built in storage cupboard, lounge with feature fireplace benefitting with a dual aspect showering the room with light. A spacious kitchen/diner with door to rear garden. Upstairs has 3 bedrooms and a family bathroom.

Outside: A larger than average front garden with a pretty lawn area and mature flower, shrub and hedge borders. There is a hard standing for parking and side access. The rear garden measures around 50' and enjoys a small patio area leading on the lawn benefitting with mature trees and shrubs.

Bridge Hill is located within a short walk of the arable farmland at Brook Road and the local convenience store in Allnutts Road. Epping's famous Forest is ideal for recreational activities including horse riding, walking and bike riding. Schooling is provided at ESJ Epping St Johns Comprehensive school and Ivy Chimneys Primary School. Transport links are available via the Central Line Tube Station, serving London. The M25 at Waltham Abbey and the M11 at Hastingwood. Epping has a busy High Street providing a range of shops including a Tesco superstore, M&S food hall and a number of boutiques. There are several cafes, bars, restaurants and public houses.





GROUND FLOOR

Entrance Hall

Living Room

17'11" x 10'9" (5.46m x 3.28m)

Kitchen Breakfast Room

15'3" x 13'4" (4.65m x 4.07m)

FIRST FLOOR

Bedroom One

12'2" x 10'2" (3.71m x 3.11m)

Bedroom Two

9'10" x 10'10" (2.99m x 3.30m)

Bedroom Three

8'1" x 7'9" (2.46m x 2.36m)

Bathroom

9'4 x 5'6 (2.84m x 1.68m)



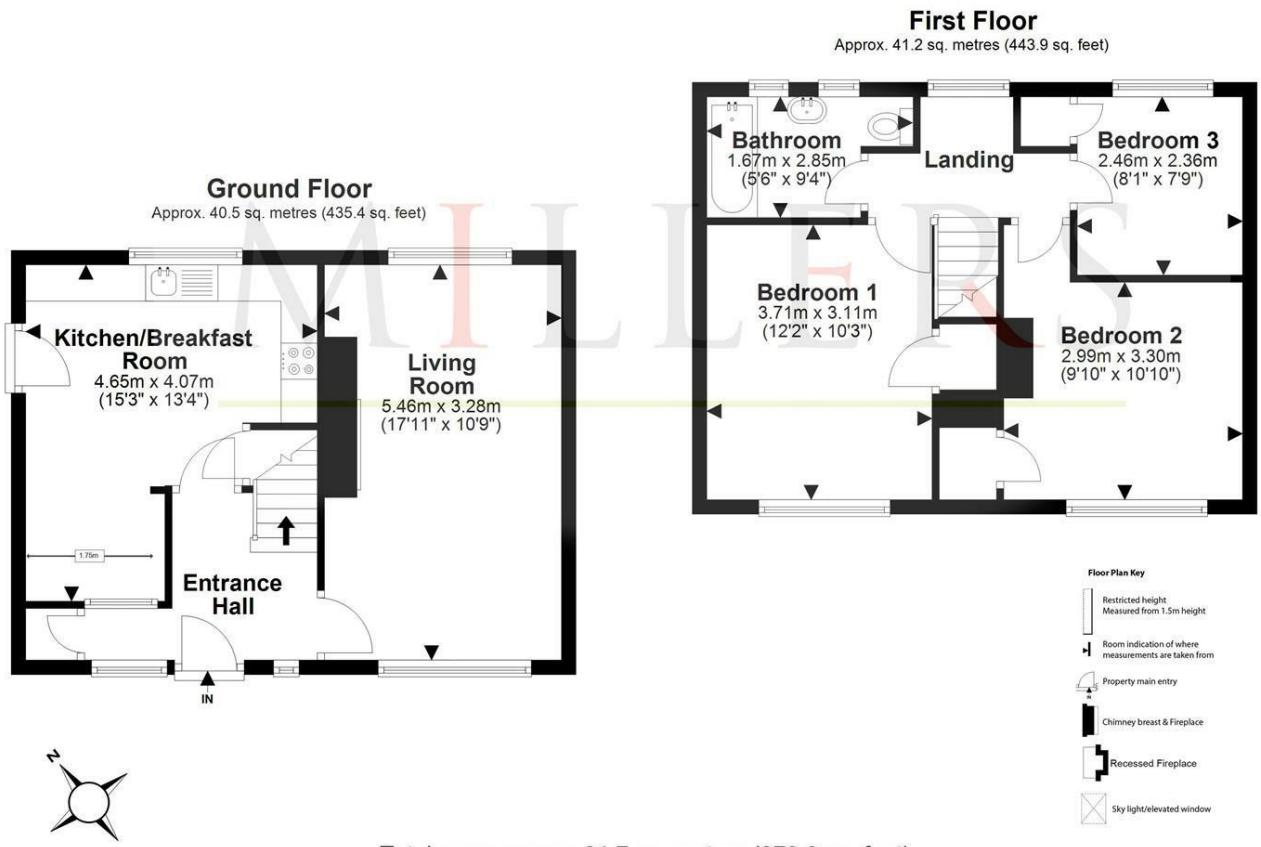
EXTERNAL AREA

Front Garden

Rear Garden

50 x 27'7 (15.24m x 8.41m)

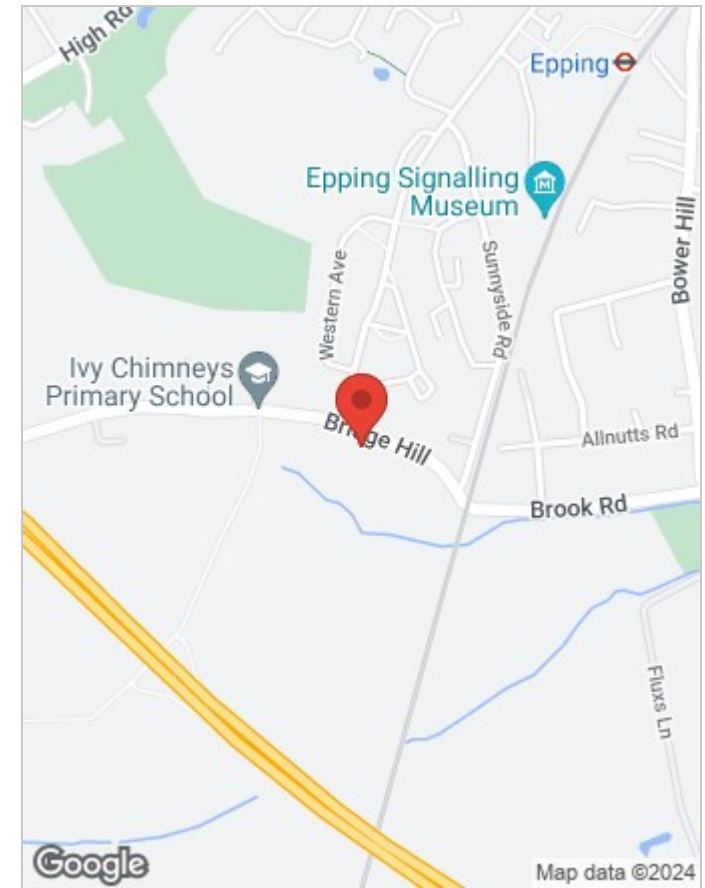




Total area: approx. 81.7 sq. metres (879.3 sq. feet)

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		85	(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	47		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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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