



Epping Road, Epping Green
Price Range £725,000 to £750,000



MILLERS
ESTATE AGENTS

* PRICE RANGE: £725,000 - £750,000 * DETACHED CHALET BUNGLOW * 2 / 3 RECEPTION ROOMS * APPROX. 1,500 SQ FT VOLUME * THREE BEDROOMS * GARAGE AND GATED DRIVEWAY *

A charming detached chalet bungalow located in the picturesque village in Epping Green. This property boasts two/three reception rooms, a kitchen/breakfast room, utility room, three bedrooms plus a shower room and bathroom. There is a detached garage and a shingle driveway offering ample parking along with a pretty rear garden.

Accommodation comprises with an entrance hallway, a through lounge/diner with feature open grate log fireplace and French doors leading out to the rear garden. There is a kitchen/breakfast room, utility room, shower room, a further reception room with a feature gas log fireplace and stairs leading to the first floor. A master ground floor bedroom with fitted wardrobes and underfloor heating along with a family bathroom complete this floor. Upstairs benefits with two bedrooms and a separate cloakroom.

Outside to the front is a gated shingle driveway allowing off street parking for several vehicles. there is a brick retaining wall and a lawn area, along with hedge and fence boundaries. An extensive sideway leads to the detached garage with an electric roller shutter door along with having power and light. plus side access. The rear garden benefits with a paved patio area to the immediate rear ideal for Al-fresco dining, leading to a lawn area with mature and well established shrubs, flower and hedge borders.

Epping Green is a quiet village situated on the outskirts of Epping Town. It is approximately 3.8 miles to the High Street with all its shops, cafes, bars, and restaurants and the Central line station serving London. Demand is usually high for this village due to the popular primary school, arable farmland setting and its ease of access into both Epping and Harlow which offer a wide variety Shops and access into London via the over ground and tube networks





GROUND FLOOR

Entrance Hall

Living Room

16'10" x 10'10" (5.13m x 3.29m)

Dining Room

12'6" x 10'10" (3.81m x 3.29m)

Kitchen/Breakfast Room

9'6" x 12'4" (2.89m x 3.75m)

Lobby

5'6" x 5'11" (1.52m'1.83m x 1.80m)

Utility Room

8'7" x 6'0" (2.62m x 1.82m)

Shower Room

5'7" x 4'11" (1.70m x 1.50m)

Family Room

11'8" x 10'11" (3.56m x 3.32m)

Bedroom One

13'6" x 12'4" (4.12m x 3.75m)

Bathroom

7'9" x 6 (2.36m x 1.83m)

FIRST FLOOR

Bedroom Two

10'1" x 9'3" (3.07m x 2.82m)

Bedroom Three

9'1" x 12'9" (2.76m x 3.89m)

Separate Toilet

3'7" x 5'5" (1.09m x 1.65m)

EXTERNAL AREA

Courtyard to sideway

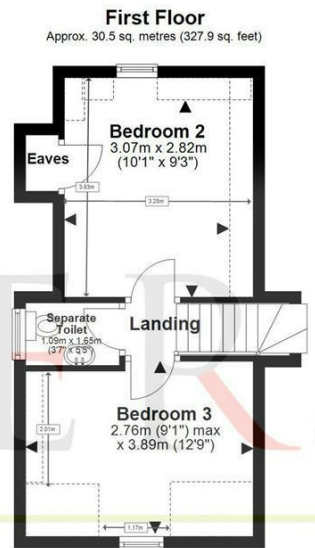
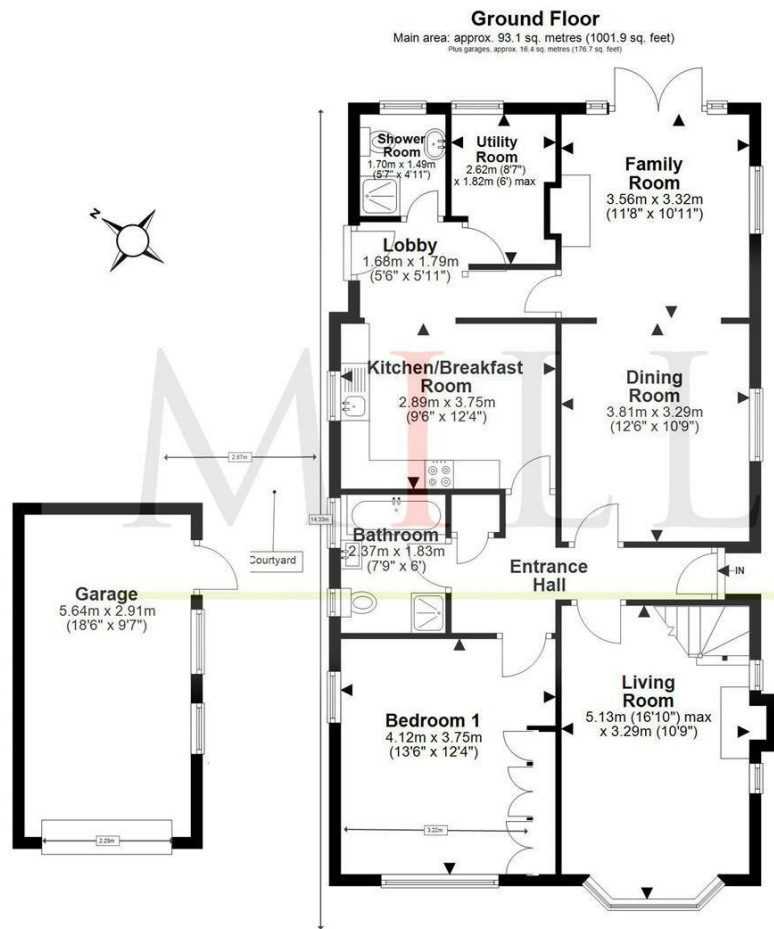
47' x 8'9 (14.33m x 2.67m)

Garage

18'6 x 9'7 (5.64m x 2.92m)

Rear Garden

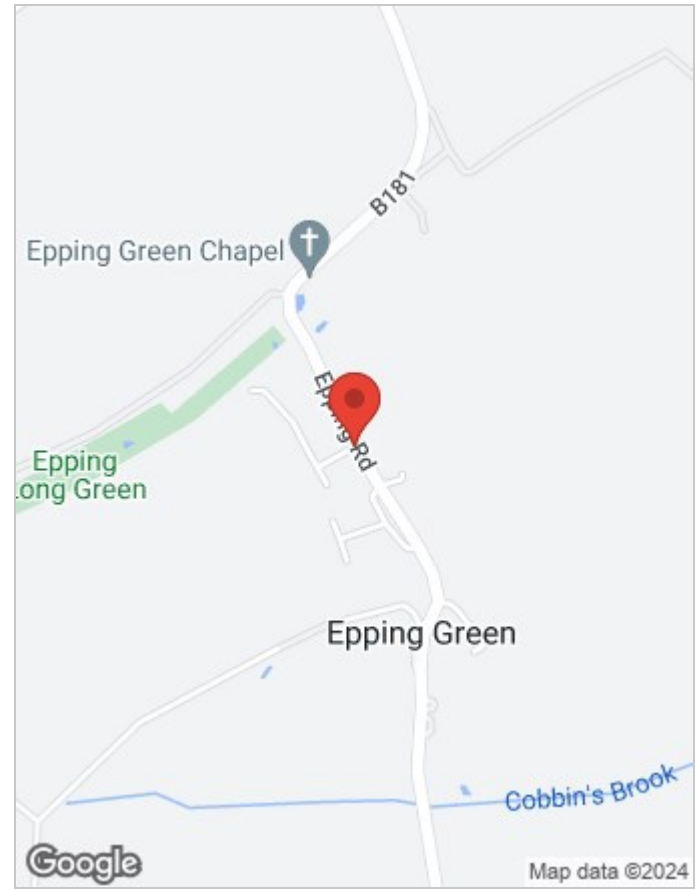
58' x 35'4 (17.68m x 10.77m)



- 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

Main area: Approx. 123.5 sq. metres (1329.8 sq. feet)
 Plus garages, approx. 16.4 sq. metres (176.7 sq. feet)
**Total area including garage : approx.
 139.9 sq metres (1506.5 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.



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 has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(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	EU Directive 2002/91/EC	