



Warren Field, Epping
Price Range £625,000

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MILLERS
ESTATE AGENTS

PRICE RANGE £625,000 TO £650,000*
EXTENDED FAMILY HOME * SEMI
DETACHED * FOUR BEDROOMS * CUL DE
SAC LOCATION * OFFERED ON A CHAIN
FREE BASIS *RECENTLY INSTALLED BOILER*
GARAGE AND OFF STREET PARKING *

Millers are delighted to offer this CHAIN FREE, four bedroom, extended, semi-detached family home situated in a quiet cul-de-sac with off road parking and garage. The property is located off Bower Hill which is close to arable farmland, Epping Golf Course, Epping Station serving London and is a short drive to parts of Epping Forest.

The property comprises an entrance hallway leading to a separate fitted kitchen, a downstairs WC, large open plan lounge/dining room overlooking the rear garden. There is a playroom/study with doors leading out to the rear garden plus a door giving access to the attached integral garage. The first floor has a landing leading to four bedrooms, a family bathroom and a separate shower room. Externally to the front is a lawn area and a driveway for off street parking leading to a single garage (space for more potential parking in the front garden). The rear garden has a patio area to the immediate with the rest being laid to lawn with various tree and shrubs borders.

Warren Field is a quiet Cul-De-Sac location which is within walking distance to Epping Central Line station serving London. Epping High Street with its vast array of shops, restaurants, cafes and public houses. Epping also provides fantastic transport links to London via its Central Line station and road links at the M11 (Hastingwood) and M25 at (Waltham Abbey).





GROUND FLOOR

Entrance Hall

Cloakroom WC

5'2" x 2'11" (1.57m x 0.89m)

Kitchen

9'11" x 8'1" (3.02m x 2.47m)

Living Room

12'6" x 13'5" (3.82m x 4.08m)

Dining Area

20'1" x 14'6" (6.11m x 4.41m)

Family Room (Bedroom)

20'0" x 7'1" (6.09m x 2.15m)

FIRST FLOOR

Bedroom One

10'1" x 12'6" (3.07m x 3.82m)

Bedroom Two

10'4" x 7'3" (3.15m x 2.21m)

Bedroom Three

9'10" x 7'11" (3.00m x 2.41m)

Bedroom Four

9'9" x 6'0" (2.96m x 1.83m)

Family Bathroom

5'10" x 4'7" (1.78m x 1.40m)

Shower Room

7'3" x 6'10" (2.21m x 2.08m)

OUTSIDE

Front Garden

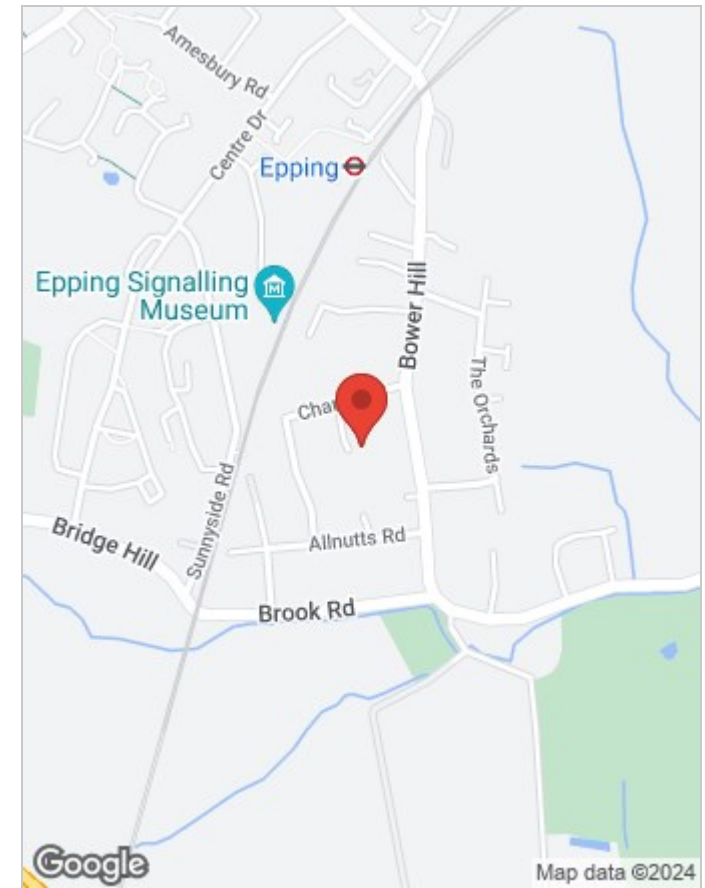
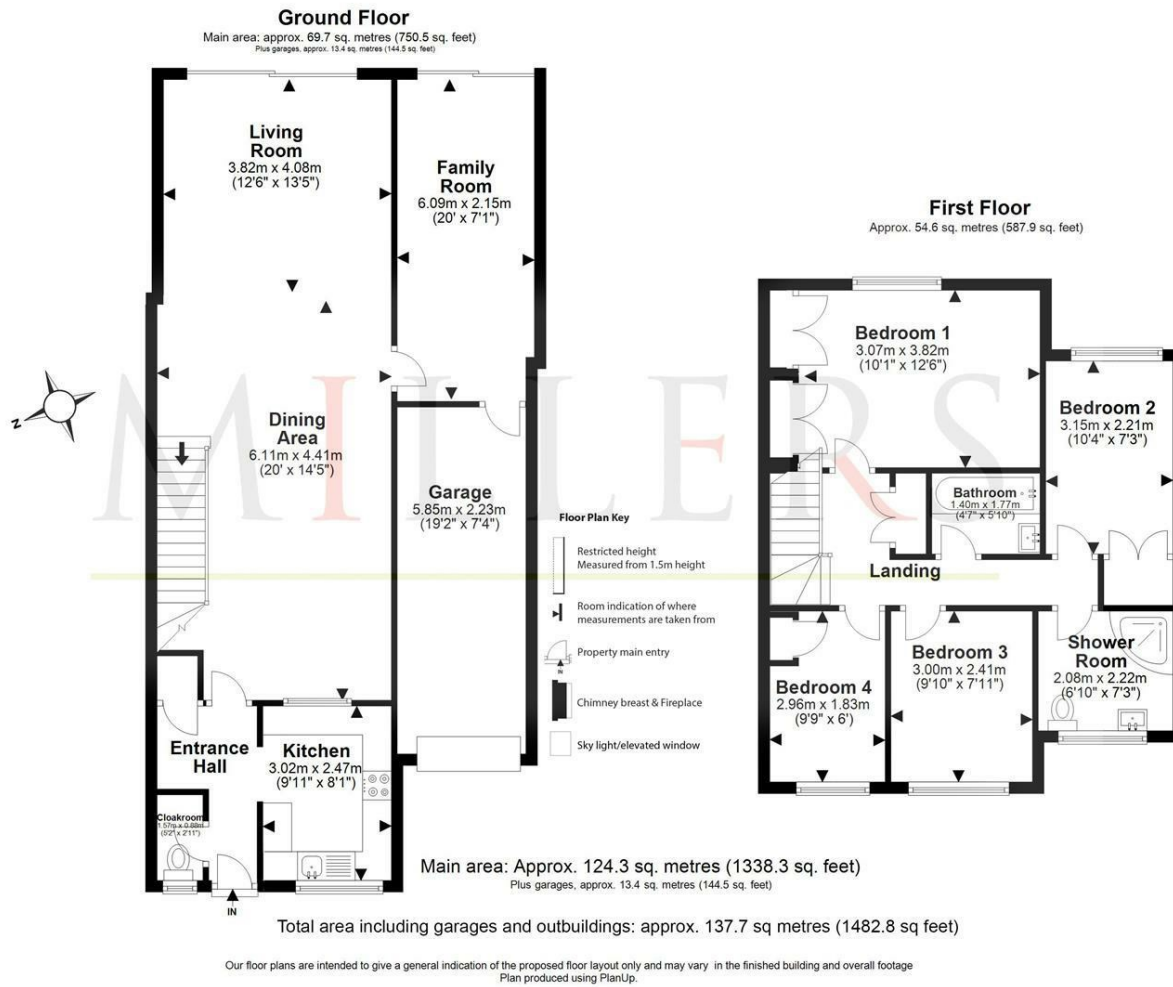
Driveway Parking

Garage

19'2" x 7'4" (5.84m x 2.24m)

Rear Garden

55' x 24' (16.76m x 7.32m)



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		82	(81-91) B
(69-80) C			(69-80) C
(55-68) D	62		(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

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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