



## Pick Hill, Waltham Abbey

\* SEMI-DETACHED BUNGALOW \* SOUTH-WEST FACING GARDEN \* TWO RECEPTION ROOMS \* TWO BEDROOMS \* LUXURY KITCHEN \* SEPARATE WORKSHOP \*

Millers are pleased to introduce to the market this spacious, semi-detached bungalow which sits on a sizable plot on Pick Hill. This light and airy property offers two double bedrooms, two reception rooms and a kitchen/diner.

The bungalow is accessed via a beautiful gated driveway (with parking for 1-2 cars) and mature front garden. The main reception room boasts a South-Westerly aspect with double doors on to a wonderfully sunny garden with views beyond to open fields and meadows. Also with an aspect on to the garden is the kitchen/diner, which offers an abundance of storage, AEG appliances and granite work surfaces. The attached garage offers scope for extension and boasts a workshop to the rear.

Pick Hill is a hugely desirable residential street which backs on to the vast green spaces of Upshire.

Upshire Village has its one Gastro Pub, Village Hall and St Thomas Church and is conveniently located on the outskirts of the Historical Market Town of Waltham Abbey. Epping Forest is just a few minutes away offering country walks, cycle paths and bridal paths. Epping and Loughton town centres are both just a short drive away with vibrant high streets offering an array of shops, restaurants, salons, bars and supermarkets. Both have Central Line stations with a fast and frequent services for the City and West End. In addition. J26 of the M25 is a short drive away.

- SEMI-DETACHED BUNGALOW
- SOUTH-WEST FACING GARDEN
- SEPARATE WORKSHOP
- LUXURY KITCHEN/DINER
- GARAGE
- OFF STREET PARKING
- MATURE GARDENS
- STUNNING VIEWS
- DESIRABLE LOCATION
- SIDE ACCESS

**£519,995**

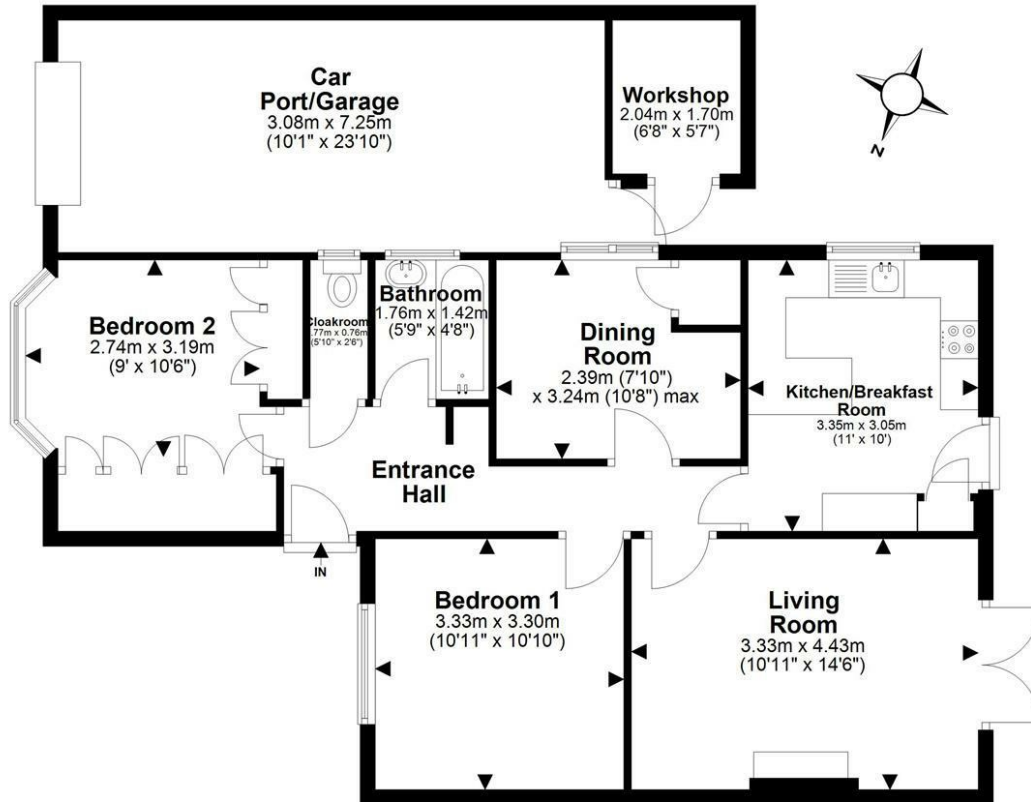


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## Ground Floor

Main area: approx. 71.6 sq. metres (770.7 sq. feet)

Plus garages, approx. 22.3 sq. metres (240.3 sq. feet)  
Plus workshop, approx. 3.5 sq. metres (37.2 sq. feet)



Main area: Approx. 71.6 sq. metres (770.7 sq. feet)

Plus garages, approx. 22.3 sq. metres (240.3 sq. feet)

Plus workshop, approx. 3.5 sq. metres (37.2 sq. feet)

Total area including garages and outbuildings: approx. 97.4 sq metres (1048.2 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

## Property Dimensions

### GROUND FLOOR

Reception room One 10'11" x 14'6" (3.33 x 4.43)

Reception room Two 10'7" x 7'10" (3.24 x 2.39)

Bedroom One 10'11" x 10'9" (3.33 x 3.30)

Bedroom Two 8'11" x 10'5" (excluding wardrobes) (2.74 x 3.19 (excluding wardrobes))

Kitchen/Diner 10'11" x 10'0" (3.35 x 3.05)

Bathroom 5'9" x 4'7" (1.76 x 1.42)

Cloakroom 5'9" x 2'5" (1.77 x 0.76)

### EXTERIOR

Garage 10'1" x 23'9" (3.08 x 7.25)

Workshop 6'8" x 5'6" (2.04 x 1.70)



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## Directions

START: Millers, 229 High Street, Epping CM16 4BP. 0.0. Head southwest on High St/B1393 towards Loughton/B1393. 1.9. In the forest turn right onto Crown Hill. 3.3. Continue onto Horseshoe Hill. 3.8. Turn right onto Pick Hill. 3.8. Turn left to stay on Pick Hill. Destination will be on the right. 4.1. Arrive: Waltham Abbey EN9 3LJ. Total time: 9 mins 46s



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>86</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>68</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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