



Thornhill, North Weald

£499,995

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MILLERS  
ESTATE AGENTS



\* MIDDLE TERRACED HOUSE \* FAMILY ACCOMMODATION \* GARAGE WITH ELECTRIC GATED ACCESS \* NO ONWARD CHAIN \* VILLAGE LOCATION \* CLOSE TO OPEN COMMON LAND \*

A well presented middle terraced house with three bedrooms, north westerly facing rear garden and a garage en-bloc. The property is situated in the popular residential street of Thornhill, which is close to open countryside and within walking distance to village High Street.

The accommodation comprises an entrance hallway leading to a fitted kitchen breakfast room, a cloakroom WC, spacious lounge dining room with doors opening onto the rear garden. The first floor has a landing leading to three bedrooms, two doubles and a good size single and a three-piece family bathroom finished in white sanitary ware. Externally, the front garden is laid to lawn has has potential for off street parking (STP). The rear garden is laid to lawn, has a patio area amnd rear access. In addition there is a garage located en-bloc which has secure electric gated access.

The property is situated in the heart of North Weald village close to arable farmland, the airfield and the open fields at Weald Common. Thornhill is also a short walk to the high street offering a range of shops which includes a COOP store, cafes, restaurant and public houses. Transport links are provided along the A414 allowing access to both Chelmsford and the M11 at Hastingwood. The larger town of Epping is a short drive offering a connection to London via the Central Line and has a busy High Street. North Weald schooling is provided at St. Andrews Primary School. In Epping (Epping St Johns) and Ongar (The Ongar Academy).







## GROUND FLOOR

### Porch

3'11" x 2'9" (1.19m x 0.84m)

### Entrance Hall

### Cloakroom WC

6'11" x 3'1" (2.11m x 0.94m)

### Kitchen Breakfast Room

10'7" x 11'3" (3.23m x 3.43m)

### Living Room

15'4" x 19'1" (4.67m x 5.82m)

## FIRST FLOOR

### Landing

### Bedroom One

15'5" x 9'5" (4.72m x 2.88m)

### Bedroom Two

10'9" x 11'4" (3.27m x 3.45m)

### Bedroom Three

12'4" x 9'5" (3.77m x 2.87m)

### Bathroom

7'5" x 5'5" (2.26m x 1.65m)

## EXTERNAL AREA

### Rear Garden

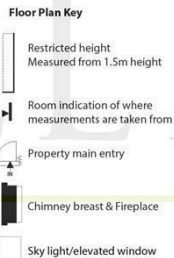
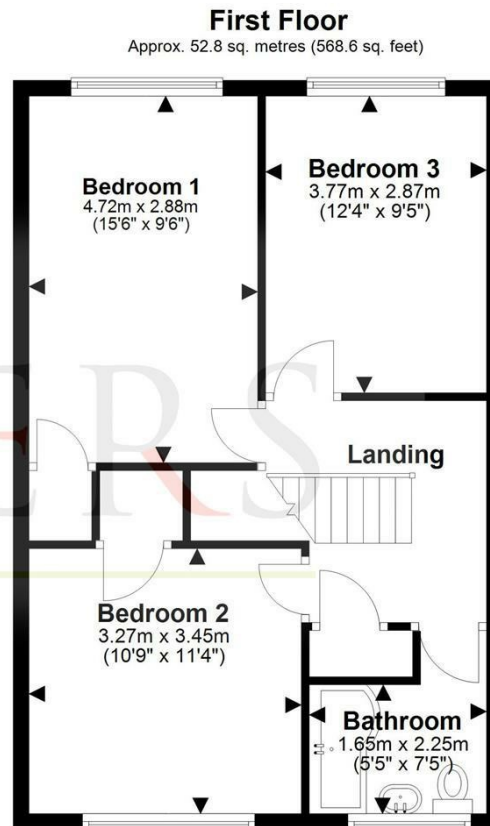
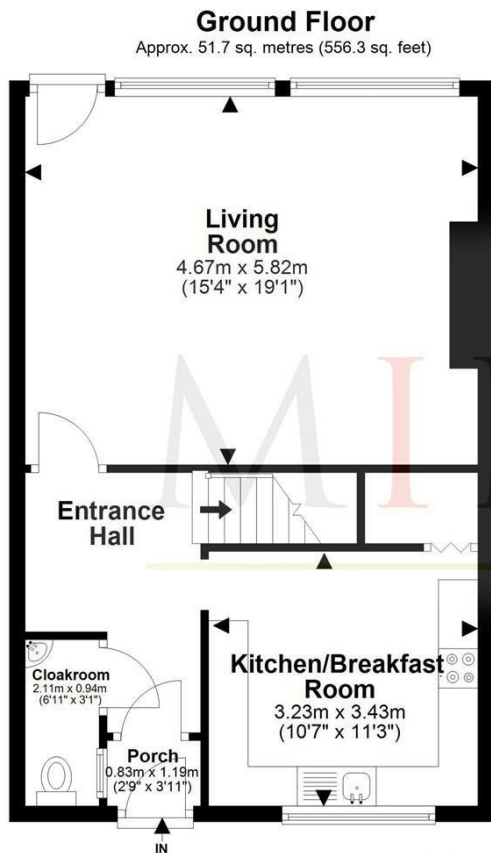
38'3" x 20'10" (11.66m x 6.35m)

### Garage En-Bloc

16' x 8'3" (4.88m x 2.51m)

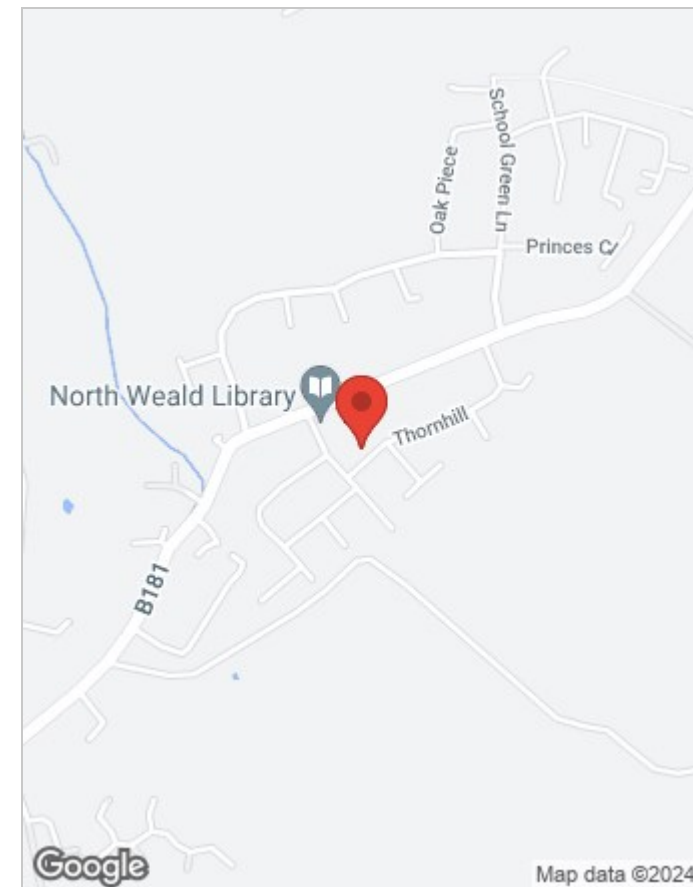






Total area: approx. 104.5 sq. metres (1124.9 sq. feet)

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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>88</b>	(92 plus) <b>A</b>		<b>89</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>		<b>66</b>	(55-68) <b>D</b>		<b>64</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		
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.

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