



Mowbray Close, Epping

Guide Price £800,000

 3  3  2  B

MILLERS
ESTATE AGENTS

*** END TERRACED TOWN HOUSE * THREE BEDROOMS
* TWO BATHROOMS * OPEN PLAN KITCHEN DINER *
POPULAR RESIDENTIAL SQUARE * OFF STREET
PARKING * CLOSE OPEN COUNTRYSIDE ***

A beautifully presented three bedroom town house, with family accommodation arranged over three floors. Mowbray Close is part of the popular "Arboretum" development, built by Higgins Homes in 2015. Situated in the attractive square overlooking the central plaza which is conveniently located to Epping High Street, the Central Line station and local schooling.

The accommodation comprises a long reception hall with access to the integral garage, ground floor cloakroom WC and separate cupboard. The impressive open plan kitchen dining room features ample natural light, benefitting from the south facing aspect and French doors to the rear garden. It has a range of fitted cupboards, integrated appliances, and work surfaces. The first floor has a stunning living room to the rear with French doors opening onto a paved terrace with wrought-iron balustrade and wall lighting. The landing leads to a beautifully finished family bathroom, the main bedroom which features French doors to a Juliet balcony. The second floor there are two further double bedrooms, each with en-suite shower rooms. Externally, the driveway leads to an integral garage. The south facing rear garden has a paved patio, contemporary lighting, water tap and private gate to the courtyard. There are two visitor spaces and one allocated parking space.

The property is situated on the highly desirable and modern "Arboretum" development which is ideally located close to Epping High Street with its many boutiques and shops, bars and restaurants. Epping Central Line station is also within walking distance and serves London. Buckingham Road is also within walking distance of the open countryside and arable farmland at Swaines Green. Epping St Johns Comprehensive school (ESJ) and Epping Primary School.





GROUND FLOOR

Single Garage

17'5" x 9'9" (5.31m x 2.97m)

Kitchen

15'5" x 10'10" (4.70m x 3.30m)

Family Space

15'9" x 10'2" (4.80m x 3.10m)

Cloakroom WC

FIRST FLOOR

Living Room

15'6" x 12'1" (4.72m x 3.68m)

Sun Terrace

15'9" x 10'2" (4.80m x 3.10m)

Bedroom One

15'9" x 12'2" (4.80m x 3.71m)

Family Bathroom

6'11" x 6'3" (2.11m x 1.91m)

SECOND FLOOR

Bedroom Two (Max)

5'9" x 10'6" (1.75m x 3.20m)

En-Suite Shower Room

8'11" x 3'6" (2.72m x 1.07m)

Bedroom Three

15'9" x 9'6" (4.80m x 2.90m)

En-Suite Shower Room

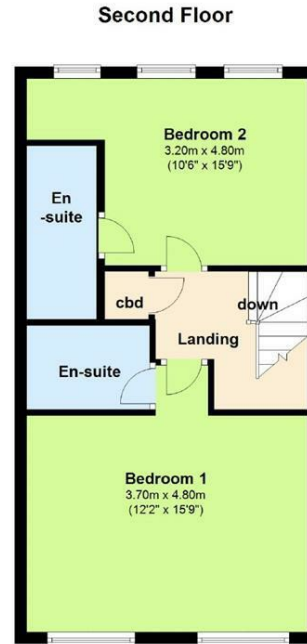
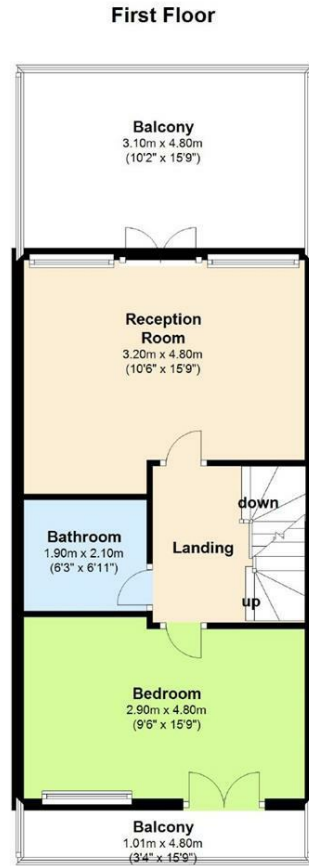
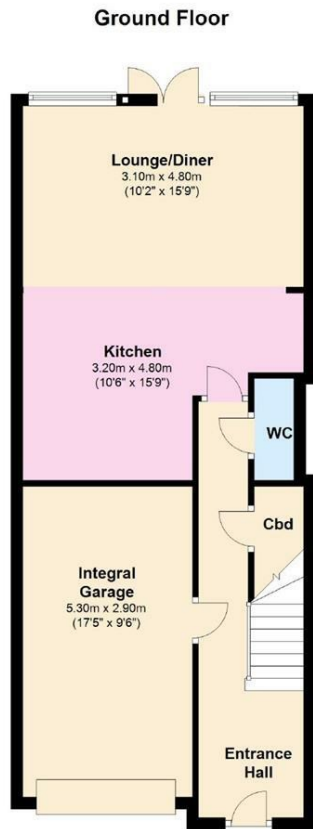
7'2" x 5'8" (2.18m x 1.73m)

EXTERNAL AREA

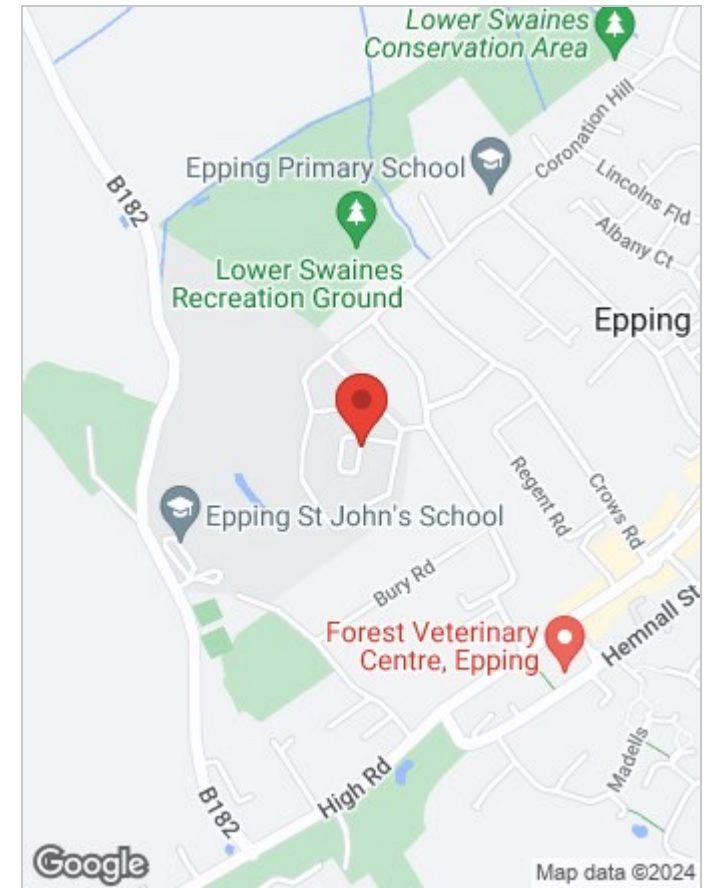
Rear Garden

48' x 18' (14.63m x 5.49m)

Allocated Parking



Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced.
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	(92 plus) A
(81-91) B	83		(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

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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