



**Rowley Mead, Thornwood, Epping**

**O.I.E.O £579,995**



**MILLERS**  
ESTATE AGENTS



**\*\* END TERRACED THREE BEDROOM HOME  
\*\* REQUIRES MODERNISATION \*\*  
GENEROUS CORNER PLOT WITH POTENTIAL  
\*\* THREE GARAGES \*\* LARGE DRIVEWAY  
FOR OFF STREET PARKING \*\* CHAIN FREE \*\***

A fabulous end of terraced, three bedroom, family home with a through lounge/diner, ground floor cloakroom, and kitchen/breakfast room. The property has an integral garage, plus two other garages, off street parking and a good size rear garden. Some modernisation required. Popular village location close to open countryside. Generous corner plot with potential to extend (STPP).

This great end terraced property offers good size accommodation comprising with an entrance porch and hallway, ground floor cloakroom, through lounge/diner with doors leading out to the rear garden. There is a kitchen/breakfast room with door to rear garden, Upstairs has three bedrooms and a shower room. The property is chain free.

Outside to the front is a large paved driveway allowing off street parking for several vehicles, leading to an integral garage, there is a further double garage to the side plus side access to the rear garden. The rear garden has a patio area to the immediate, an extensive lawn areas with well established shrubs and flower beds, along with mature tree and hedge borders, measuring approx. 70'. There is a further detached garage within the garden.

This popular village location benefits with being a short walk to open countryside and parts of Epping Forest. The larger town of Epping is a short drive which benefits with a busy High Street offering a range of shops, bars, cafes and restaurants and central line tube station serving London.







**Porch**

**Entrance Hall**

**Cloakroom/wc**

**Living Room**

20'0" x 10'5" (6.10m x 3.18m)

**Kitchen/Breakfast Room**

8'0" x 14'11" (2.45m x 4.55m)

**First Floor Landing**

**Bedroom 1**

14'3" x 11'8" (4.35m x 3.56m)

**Bedroom 2**

10'9" x 13'11" (3.27m x 4.24m)

**Bedroom 3**

7'4" x 10'5" (2.23m x 3.18m)

**Shower Room**

5'4" x 8'1" (1.63m x 2.46m)

**Exterior**

**Front Garden**

**Driveway with ample off street parking**

**Integral Garage**

17'9" x 8'9" (5.41m x 2.67m)

**Double Garage**

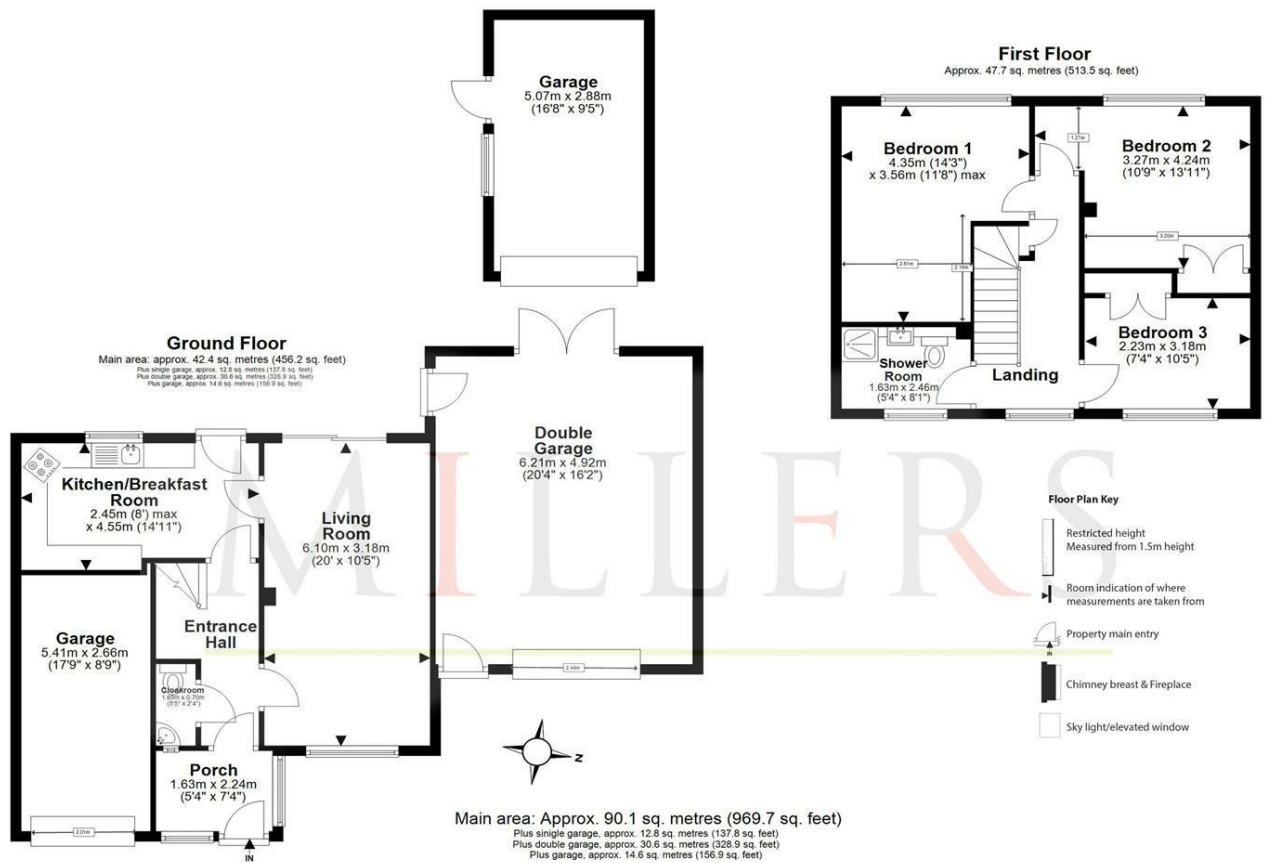
20'4" x 16'2" (6.20m x 4.93m)

**Rear Garden**

**Garage**

16'8" x 9'5" (5.08m x 2.87m)





Total area including garages : approx. 148.1 sq metres (1593.3 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's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</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>			(55-68) <b>D</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
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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