



Highfield Green, Epping

Asking Price £475,000

 3  1  2  D

MILLERS
ESTATE AGENTS

* MODERN TERRACED HOME * POPULAR LOCATION
* CHAIN FREE * GARAGE EN BLOC *
MODERNISATION REQUIRED * OPEN PLAN
LOUNGE/KITCHEN/DINER * WALKING DISTANCE TO
STATION *

We are pleased to offer this three bedroom modern family home with a lounge, kitchen/dining room and ground floor cloakroom. The property has a well established rear garden, garage en-bloc and is being offered with vacant possession. Situated in the popular development of Highfield Green. Being close to arable farmland, walking distance to Epping Station, St Johns School and the High Street with its wide array of shops, restaurants, cafes and bars.

The accommodation comprises an entrance hall leading to ground floor WC, a door leads onto a spacious lounge which opens onto the kitchen/dining room with patio doors leading out to the rear garden. The first floor offers three bedrooms, two double in size and a good size single bedroom, plus a family bathroom.

Externally the property has a pretty rear garden with a patio area to the immediate rear leading onto the lawn with mature and well established side borders. There is a single garage en-bloc close by. Highfield Green is located to the West of Epping Town and provides ample residents parking. It is a popular choice for family's as it has centrally located green and play areas.

Highfield Green is conveniently placed within a short walk to the station, shops, restaurants, bars and cafes. Bell Common is also within close proximity, arable farmland lies opposite and parts of Epping Forest are a short walk. Epping Town offers excellent local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.





GROUND FLOOR

Entrance Hall

Cloakroom WC

5'6" x 2'9" (1.68m x 0.84m)

Living Room

18'3" x 15'0" (5.56m x 4.56m)

Kitchen Dining Room

11'2" x 15'0" (3.40m x 4.56m)

FIRST FLOOR

Bedroom One

14'1" x 8'7" (4.30m x 2.61m)

Bedroom Two

13'3" x 8'7" (4.04m x 2.62m)

Bedroom Three

11'4" x 6'1" (3.45m x 1.85m)

Bathroom

6'8" x 6'1" (2.03m x 1.85m)

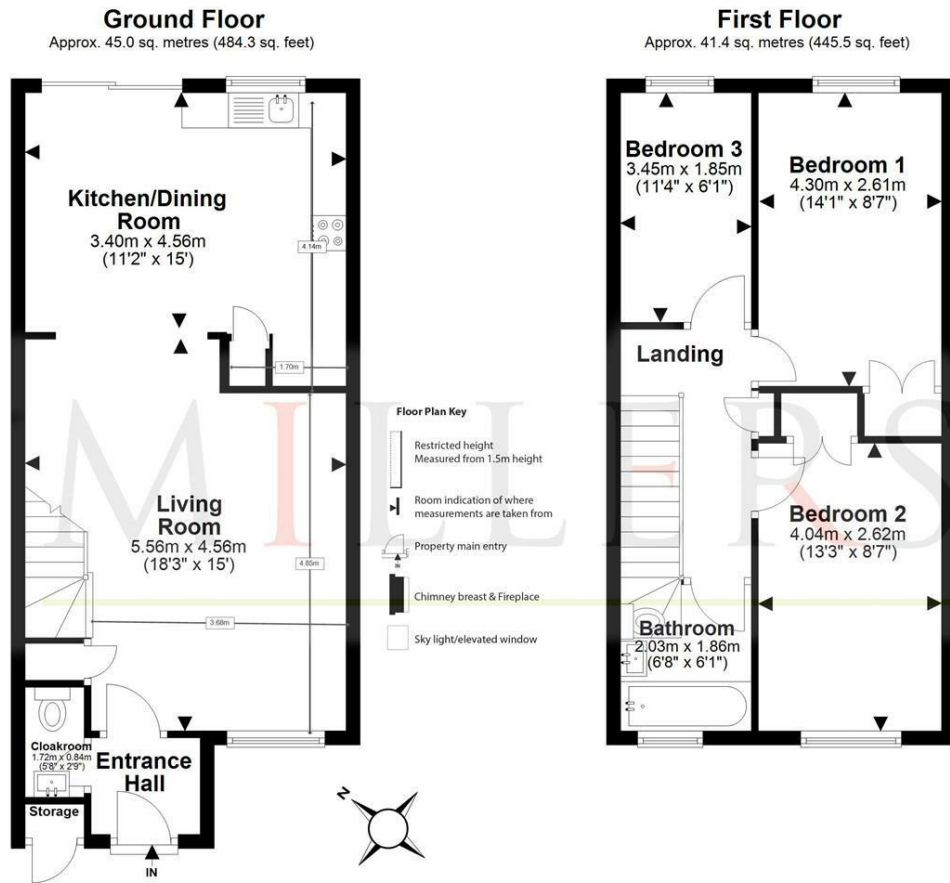
EXTERNAL AREA

Rear Garden

64'7" x 15'8" (19.68m x 4.78m")

Garage En Bloc





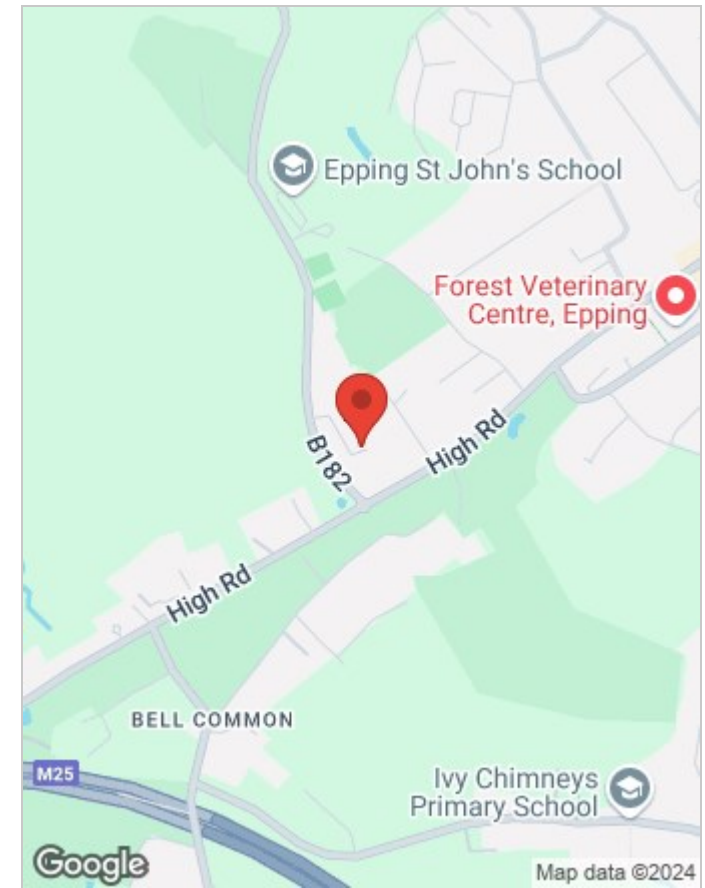
Total area: approx. 86.4 sq. metres (929.8 sq. feet)

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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		88	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	59		(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

229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: sales@millersepping.co.uk

www.millersepping.co.uk