



Epping Road, Broadley Common

Price Range £475,000



MILLERS
ESTATE AGENTS

***PRICE RANGE £475,000 TO £500,000 * SEMI DETACHED HOUSE * THREE BEDROOMS * TWO RECEPTION AREAS * POTENTIAL TO REMODEL or EXTEND (STP) * VILLAGE LOCATION ***

We are pleased to offer this attractive three bedroom, semi-detached house, with off street parking on a block paved driveway and views to the rear of open grassland. This cosy looking house offers great kerb appeal in this semi-rural position, located between Nazeing, Harlow in the hamlet of Broadley Common. The property offering great potential to either remodel or extend into a fabulous family home.

The front garden provides ample parking on a block paved driveway, has access to the side via a wooden gate and a front door which opens directly into the living room. Featuring a stone fireplace, the living room leads into the family room and breakfast room. There is a basic kitchen, a downstairs bathroom with a three-piece suite and a separate boot room. Stairs ascend to the first floor landing and access to the loft space for storage. There are three good size bedrooms, with the master bedroom having dual aspect windows to both front and rear. Externally, the rear garden backs onto open countryside and has a small brook at the rear. The property is available on a CHAIN FREE basis.

North Cottage, Broadley Common is found just along from Parslow Road and Jacks Hatch. It is a short drive to the main facilities that Harlow new town has to offer, including two overground mainline railway stations serving London. The historic town of Waltham Abbey is accessible along the Crooked Mile and market town of Epping is approx. 15 mins drive with its Central Line Tube Station and busy High Street. Local amenities include the popular "Black Swan" public house restaurant, "The Link" social club and a popular Farm shop at Tylers Cross.





GROUND FLOOR

Living Room

11'2" x 10'11" (3.40m x 3.33m)

Family Room

20'4" x 7'11" (6.20m x 2.42m)

Breakfast Room

8'7" x 8'2" (2.62m x 2.49m)

Kitchen

9'9" x 8'10" (2.97m x 2.69m)

Boot Room

8'7" x 2'5" (2.62m x 0.74m)

FIRST FLOOR

Bedroom One

19'10" x 8'0" (6.04m x 2.45m)

Bedroom Two

11'0" x 11'0" (3.35m x 3.35m)

Bedroom Three

8'11" x 8'4" (2.72m x 2.53m)

Bathroom

8'4" x 8'11" (2.54m x 2.72m)

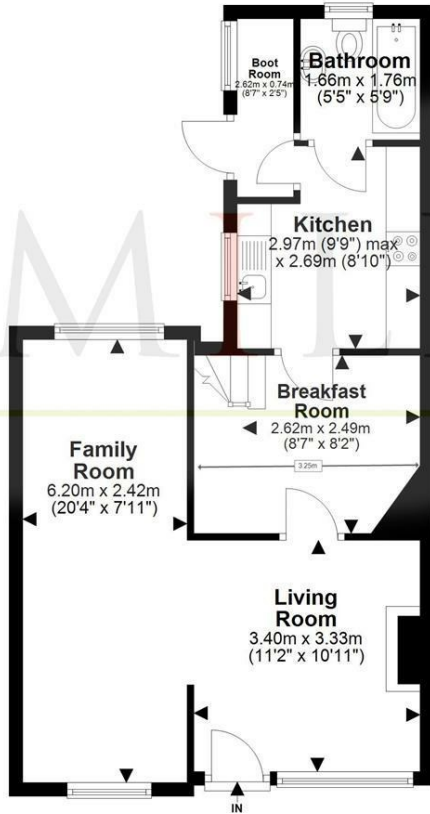
EXTERNAL AREA

Rear Garden

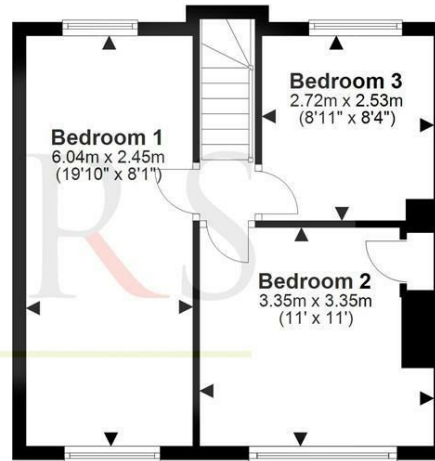
33'8" x 26'10" (10.26m x 8.18m)



Ground Floor
Approx. 50.1 sq. metres (538.8 sq. feet)

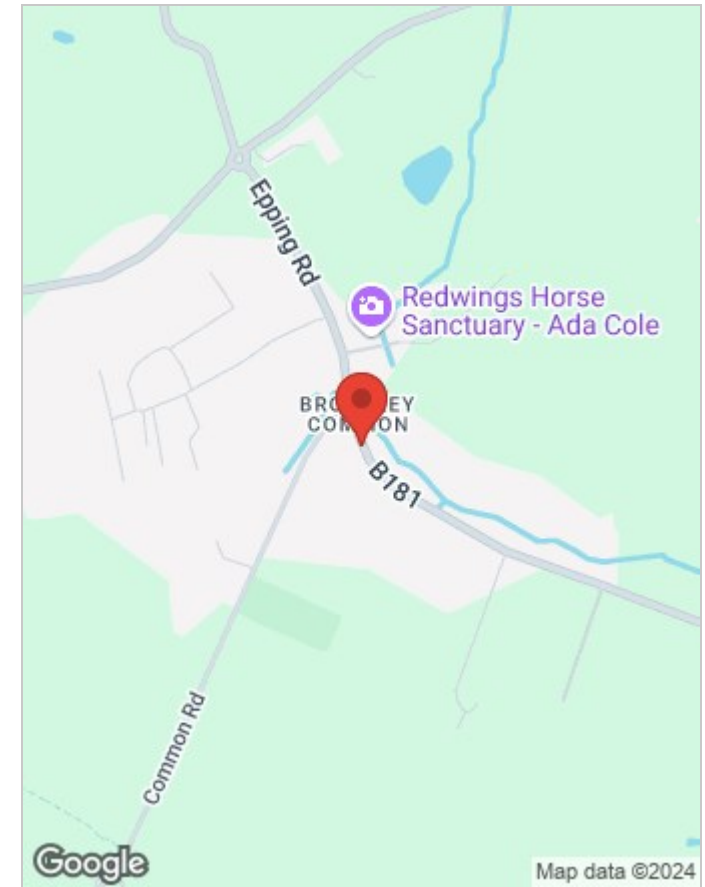
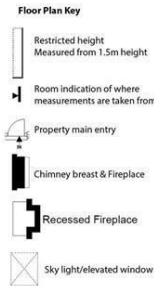


First Floor
Approx. 36.4 sq. metres (391.8 sq. feet)



Total area: approx. 86.5 sq. metres (930.6 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 ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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.