



## Whealers, Epping, CM16 5AL

\* THREE BEDROOMS \* END TERRACED HOUSE \* DROPPED KERB \* SIDE GARDEN ACCESS \* 70FT REAR GARDEN \* EPPING PRIMARY CATCHMENT \*

A generous three bedroom end of terraced family house with side access to the garden and street parking with permit scheme. This popular residential street is situated within a short walk to the open countryside and children's playground at Swaine's Green and Epping Primary School. Additionally, Epping Station and The High Street with its shops, cafes, bars and restaurants are within an approx. 8 to 12 mins walk.

The accommodation comprises an entrance porch leading to an inner hallway with stairs ascending to the first floor, an under stairs storage cupboard and doors leading to: a living room with a feature fireplace and window facing to the front elevation. There is an open plan kitchen dining room with access to the rear garden and the kitchen features a built in oven, hob and extractor, space for washing machine and a fridge freezer. The first floor landing leads to the three bedrooms, bedrooms one and three are facing to the front and the second bedroom and shower room are facing over the rear garden. The three-piece shower room has white sanitary ware and is fully tiled. There is a new drop kerb in readiness for off street parking to the front. The rear garden measures approx. 70 ft in length, is mainly laid to lawn and has a patio area, brick built shed and side access to the front.

Whealers is located within a short walk of the High Street with its shops, bars, cafes and restaurants. It is also within close proximity to Swaines Green and arable farmland. Parts of Epping Forest are within walking distance, as is the Town Tube Station serving London. Schooling is provided at Epping St Johns Comprehensive school (ESJ), Epping Primary School and Ivy Chimneys. Transport links area available at the M25 at Waltham Abbey and the M11 at Hastingwood or the A414 to Chelmsford or Ware & Harlow.



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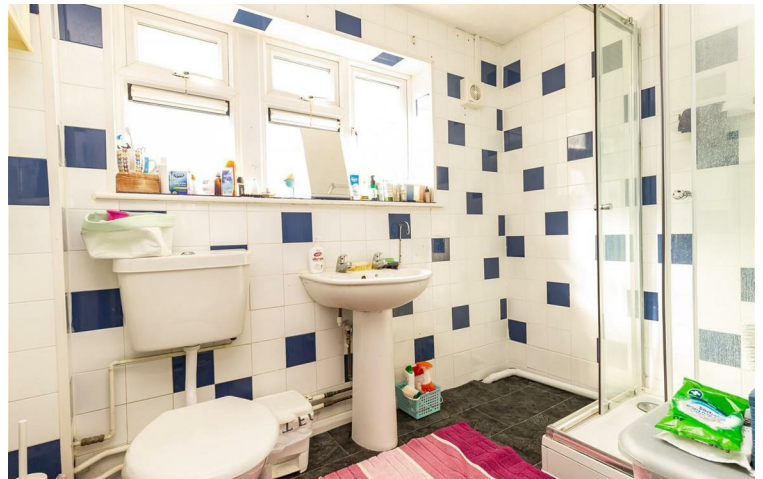


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**O.I.E.O £500,000**

- END OF TERRACED HOUSE
- DOUBLE GLAZED WINDOWS
- SOUTH FACING REAR GARDEN
- DROP KERB (READY FOR PARKING)
- 70FT REAR GARDEN
- OPEN PLAN KITCHEN/DINER
- WALK TO EPPING PRIMARY SCHOOL
- GAS RADIATOR HEATING
- SIDE ACCESS TO REAR GARDEN

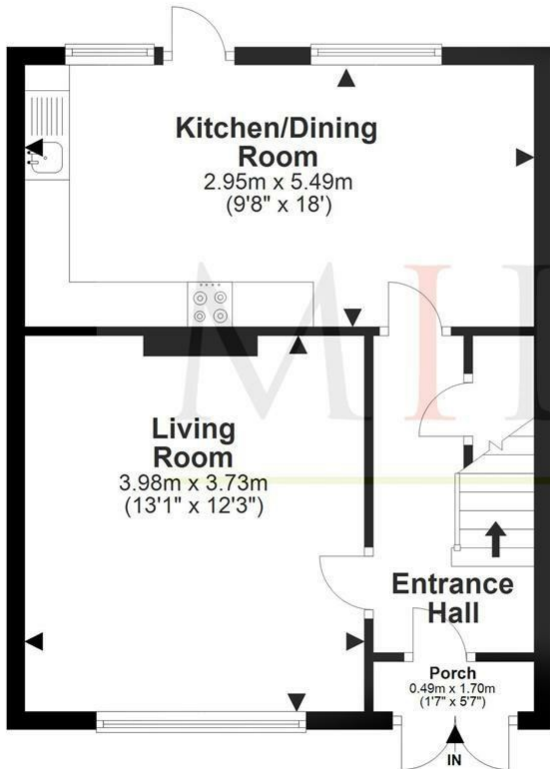




MILLERS  
ESTATE AGENTS

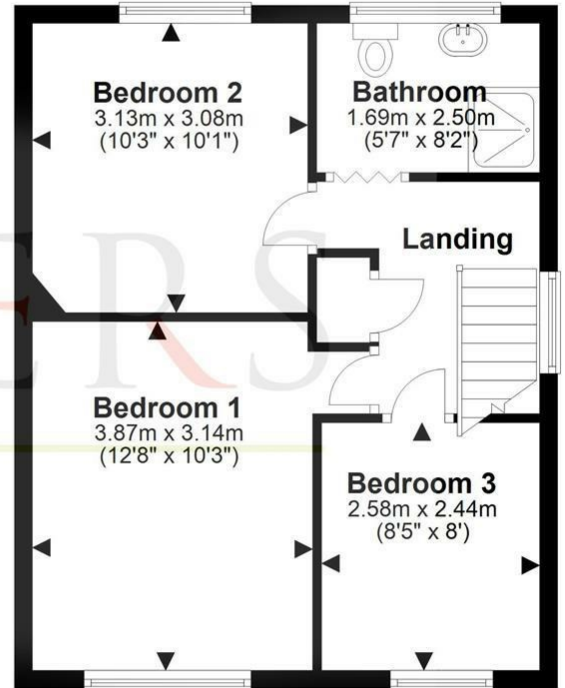
## Ground Floor

Approx. 41.4 sq. metres (445.1 sq. feet)



## First Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



### Floor Plan Key

- Restricted height  
Measured from 1.5m height
- Room indication of where  
measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

Total area: approx. 82.5 sq. metres (887.7 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.

## Property Dimensions

### GROUND FLOOR

Entrance Porch 5'7" x 1'7" (1.70m x 0.48m)

### Hallway

Living Room 13'1" x 12'3" (3.98m x 3.73m)

Kitchen/Dining Room 9'8" x 18'0" (2.95m x 5.49m)

### FIRST FLOOR

### Landing

Bedroom One 12'8" x 10'4" (3.87m x 3.14m)

Bedroom Two 10'3" x 10'1" (3.13m x 3.08m)

Bedroom Three 8'6" x 8'0" (2.58m x 2.44m)

Bathroom 8'2" x 5'7" (2.49m x 1.70m)

### EXTERNAL AREA

### Front Garden

Rear Garden 72' x 19'2" (21.95m x 5.84m)





## Directions

START: Millers 229 High Street, Epping, Essex, CM16 4BA. Head towards Epping Church on High St /B1393. Go through 1 roundabout 0.2. At the roundabout, take the 1st exit onto St Johns Road. 0.3. Turn right onto Bakers Lane. 0.4. At the roundabout, take the 1st exit and stay on Bakers Lane. 0.5. Continue onto Ingels Mead 0.6. Turn right onto Wheelers. Destination will be on the right 0.6. Arrive: Wheelers, Epping, CM16 5AL. Total time: 3 min 15s



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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