



Emberston Way, North Weald

£484,995

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MILLERS
ESTATE AGENTS

*** SEMI DETACHED BUNGALOW * TWO DOUBLE BEDROOMS * SINGLE GARAGE * OFF STREET PARKING * TWO RECEPTION ROOMS * PEACEFUL CUL-DE-SAC ***

We are pleased to offer this two bedroom semi-detached bungalow offering well presented, ground floor accommodation. The property enjoys a South Westerly facing garden plot, parking on a block paved driveway and an integral garage. The property is situated in a desirable residential cul-de-sac, close to open common land in this popular village close to the village hall.

The accommodation comprises an entrance porch leading to a lounge dining room with a feature fireplace. An inner hallway leads to the kitchen breakfast room which offers a range of units with worktops including, a built in oven, hob and extractor fan. There are two double bedrooms, a conservatory leading to the rear garden and three-piece suite with light blue sanitary ware. Externally, the front of the property benefits from a block paved driveway with off street parking for two mid sized vehicles and has access to the garage. The cosy rear garden measures approx. 30' x 37' has a patio, lawn area flower borders and a wooden built garden shed.

Emberson Way, North Weald is situated close to arable farmland, St Andrews Primary School and the open fields at Weald Common. The property is a short walk to the High Street offering a range of shops which includes a COOP store, cafes, restaurant and public houses. Transport links are provided along the A414 allowing access to both Chelmsford and the M11 at Hastingwood. The larger town of Epping is a short drive offering a connection to London via the Central Line and has a busy High Street. North Weald schooling is provided at St. Andrews Primary School, Epping St Johns Comprehensive School in Epping and the Ongar Academy in Ongar.





GROUND FLOOR

Porch

4'8" x 3'7" (1.42m x 1.09m)

Lounge Diner

11'11" x 16'11" (3.63m x 5.15m)

Bedroom Two

11'11" x 8'4" (3.62m x 2.54m)

Bedroom One

12'0" x 9'11" (3.66m x 3.02m)

Conservatory

11'6" x 7'6" (3.51m x 2.29m)

Kitchen Breakfast Room

8'6" x 13'9" (2.58m x 4.20m)

Shower Room

6'6" x 5'7" (1.98m x 1.70m)

Separate Toilet

2'6" x 2'5" (0.76m x 0.74m)

EXTERNAL AREA

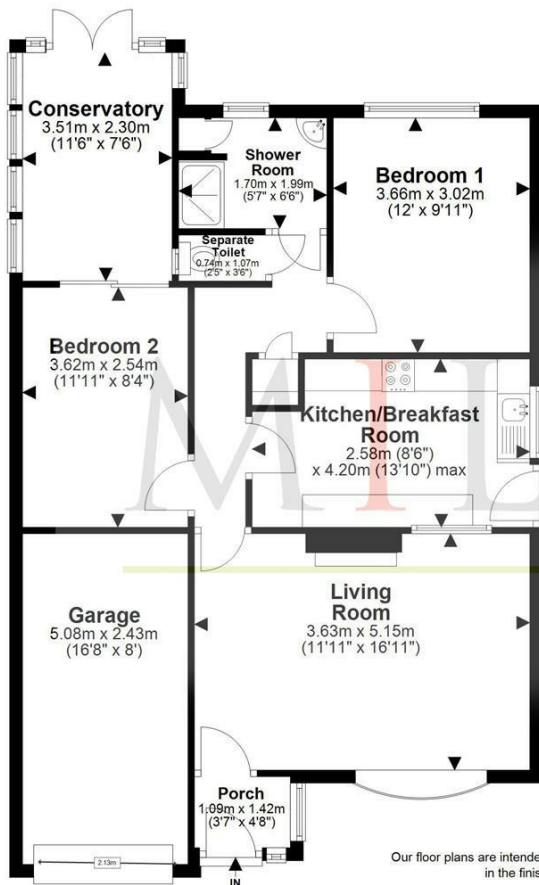
Garage

16'8" x 8' (5.08m x 2.44m)

Rear Garden

37' x 30'7" (11.28m x 9.32m)





Main area: Approx. 72.5 sq. metres (780.9 sq. feet)
Plus garages, approx. 12.9 sq. metres (138.9 sq. feet)

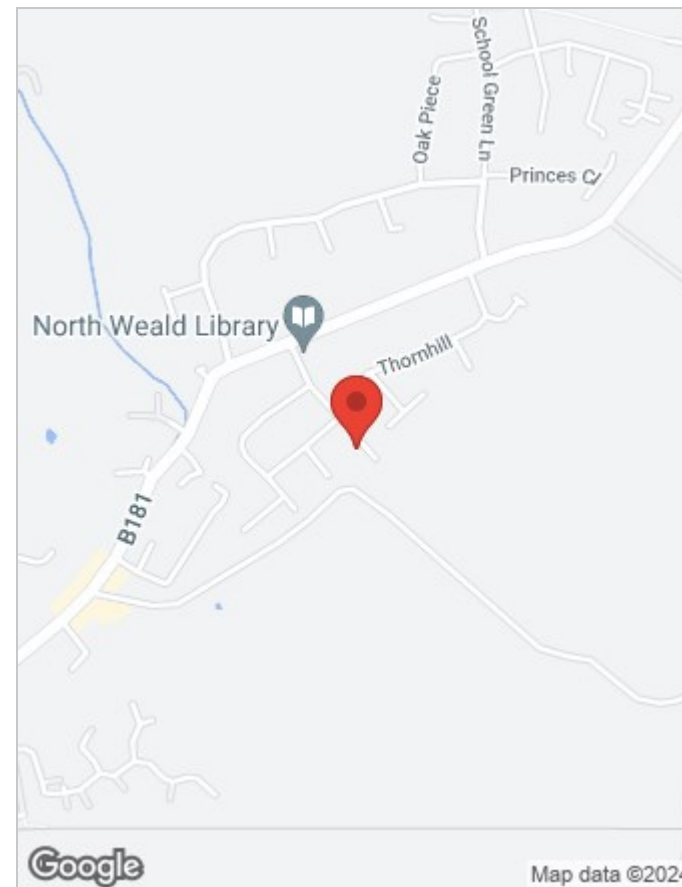
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Floor Plan Key

- 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

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.

Total area including garage : approx. 85.4 sq metres (919.8 sq feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.

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.