



## Western Avenue, Epping

\* BEAUTIFULLY PRESENTED \* FIRST FLOOR APARTMENT \* TWO BEDROOMS \* OWN GARDENS \* 3 MINS OR 0.8 MILES TO STATION \* IDEAL FIRST PURCHASE \*

We are delighted to offer for sale, this recently refurbished, two bedroom, first floor apartment with its own front and rear gardens situated in the popular residential street of Western Avenue. Being perfectly located for Epping Tube Station serving London and the open common land of Bell Common and parts of Epping Forest.

The accommodation benefits with its own front door leading to an inner hallway and stairs ascending to the first floor. There is a landing with a separate utility area and has access to the loft storage void. Doors lead to the open plan living room and kitchen which overlooks open common land and primary school playing fields. There is a newly fitted kitchen with a range of units, working surfaces and built in kitchen appliances. The recently fitted shower room with a double width shower tray and white sanitary ware. There is a master bedroom facing to the front elevation and a second bedroom overlooking the garden. The rear garden is position to rear of the garden plot and is laid to lawn, has a small wooden shed and side access leading to the front garden. The garden at the front is enclosed with a dwarf wall, has a garden path and laid to bark and flower beds. There is a brick built storage shed to the right hand side of the front door.

Western Avenue is located within the popular and historic market town of Epping and is within walking distance to open countryside, arable farmland and the station. Epping is a charming and desirable place to live and benefits from a busy High Street with a varied range of shops, bars, restaurants, cafes and public houses. There is a Central Line Station connecting London and is a short drive to the M11 at Hastingwood and the M25 at Waltham Abbey to London and Cambridge. Epping also boasts access to the famous Epping Forest for forest walks, bike rides and horse riding.

- FIRST FLOOR APARTMENT
- BEAUTIFULLY REFURBISHED
- BACKING FIELDS & PLAYGROUND
- FRONT & REAR GARDENS
- CLOSE TO EPPING STATION
- PERMIT STREET PARKING
- TWO BEDROOMS
- DOUBLE GLAZED WINDOWS
- AVAILABLE CHAIN FREE

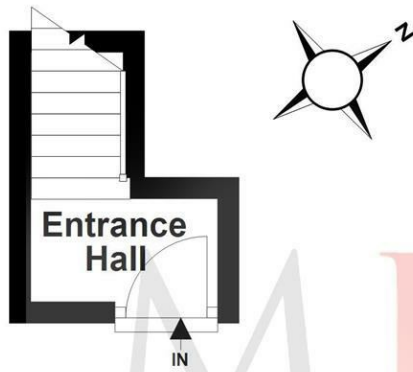
**£369,995**



MILLERS  
ESTATE AGENTS

## Ground Floor

Approx. 2.9 sq. metres (31.0 sq. feet)

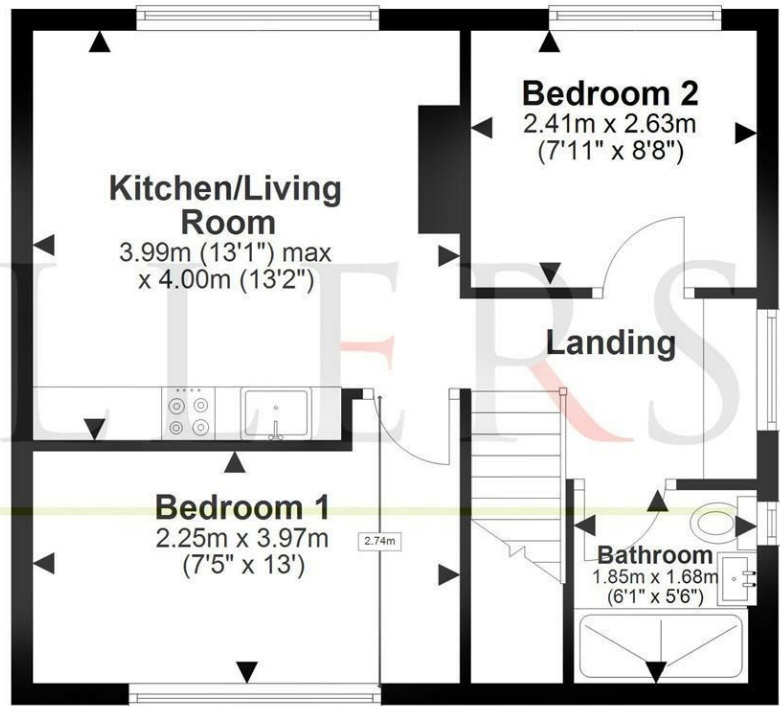


### Floor Plan Key

- 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

## First Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



**Total area: approx. 44.8 sq. metres (482.3 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.

## Property Dimensions

### GROUND FLOOR

Inner Hallway

### FIRST FLOOR

**Kitchen Living Room** 13'1" x 13'1" (3.99m x 4.00m)

**Bedroom One** 7'5" x 13'0" (2.25m x 3.97m)

**Shower Room** 6'1" x 5'6" (1.85m x 1.68m)

**Bedroom Two** 7'11" x 8'8" (2.41m x 2.63m)

### EXTERNAL AREA

**Rear Garden (Approx)** 30'10" x 21'5" (9.4m x 6.55m)

**Brick Storage Shed**

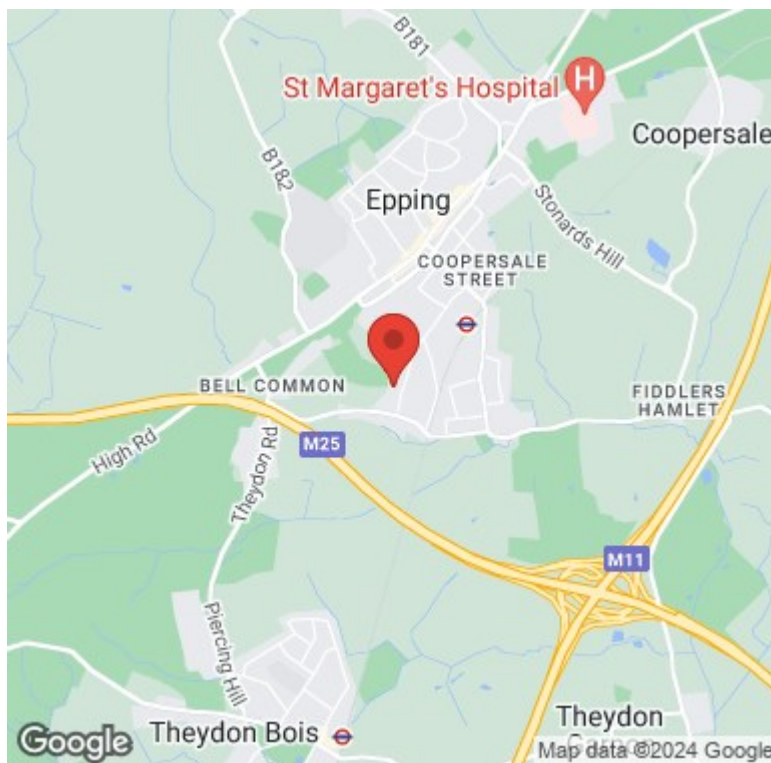
**Front Garden (Approx)** 13'11" x 12'2" (4.26m x 3.72m)





## Directions

START: Millers 229 High Street, Epping, CM16 4BP. 0.0. Head southwest on High St/B1393 toward High St/B1393. Go through 1 roundabout. 0.1. At the roundabout, take the 1st exit onto Station Rd 0.4. Turn right onto Centre Dr. 0.7. Turn right onto Western Ave. Destination will be on the right. 0.8 Arrive: Western Avenue, Epping, CM16 4JR. Total time: 3 mins 8s



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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.