



Highfield Green, Epping

Guide Price £535,000



MILLERS
ESTATE AGENTS

*** BEAUTIFULLY REFURBISHED * TERRACED HOUSE *
CONTEMPORARY OPEN PLAN * POPULAR
DEVELOPMENT * THREE BEDROOMS * GARAGE EN-
BLOC * CLOSE TO EPPING FOREST ***

A stunning middle terraced house in outstanding condition offering three-bedroom accommodation. Located in the charming development of Highfield Green, situated off Bury Road which is within a short walk to parts of Epping's beautiful Forest, the High Street with its shops and bars, cafes and restaurants and approx. 4 mins drive (1.1 miles) to Epping station, serving London. This super three-bedroom house is perfect for a first family home or a downsizer.

The property comprises an inner hallway opening into an open plan ground floor living area. There are stairs ascending to the first floor, a utility room and storage cupboard. The open plan area consists of a lounge dining room with double opening doors to the rear garden, an immaculate, fully fitted kitchen comprising a range of white fronted units with contrasting wooden worktops. Featuring built in "SMEG" stainless steel oven, hob and extractor. The first-floor landing has doors leading to the three bedrooms and a family shower room comprising a three-piece suite with white sanitary ware. Additionally, this well-presented property has double glazed windows and gas heating via radiators. The landscaped rear garden is laid to lawn, has a patio area and a cosy sitting area to the rear with a feature fishpond. There is a handy garage located en bloc and parking is available in the main square.

Highfield Green is conveniently placed for the High Street, Bell Common and arable farmland can be found opposite with parts of Epping Forest being just a short walk away. 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.





Kitchen
12'9" x 8'6" (3.89m x 2.59m)

Utility Area
4'4" x 2'6" (1.32m x 0.76m)

Living Room
16'4" x 15'0" (4.97m x 4.57m)

Landing

Bedroom One
14'6" x 8'11" (4.43m x 2.72m)

Bedroom Two
12'2" x 8'10" (3.70m x 2.69m)

Bedroom Three
11'1" x 5'8" (3.37m x 1.73m)

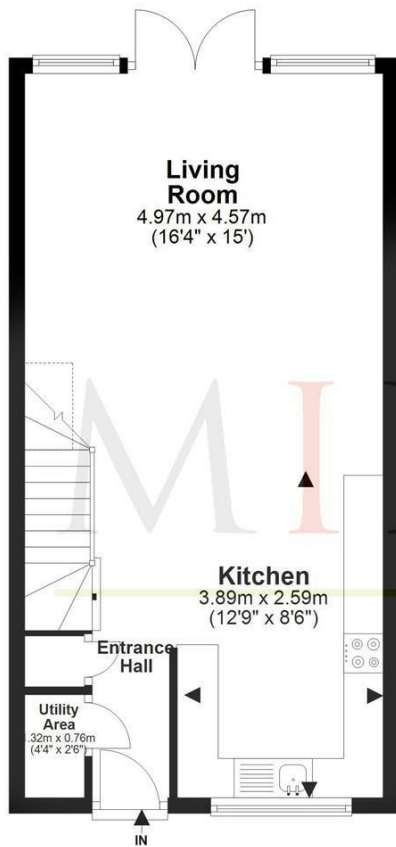
Bathroom
7' x 5'8" (2.13m x 1.73m)

EXTERNAL AREA

Garden
57'4" x 15'1" (17.48m x 4.60m)

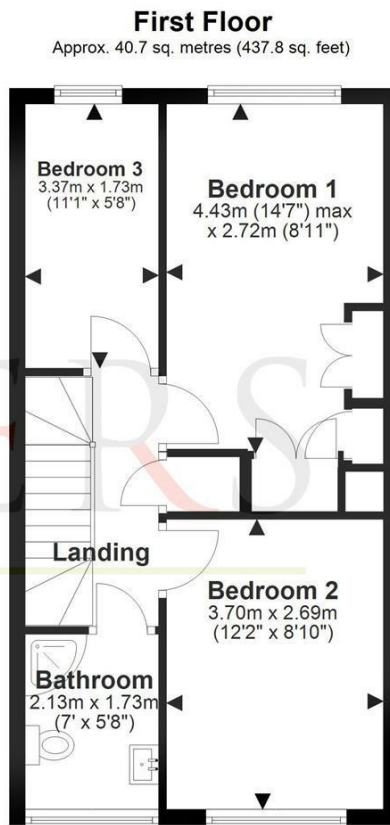
Garage En-Bloc
16'4" x 7'7" (4.98m x 2.31m)





Ground Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.8 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. 79.3 sq. metres (853.7 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.