



**Thornhill, North Weald,**  
**Price Range £475,000**

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**MILLERS**  
ESTATE AGENTS



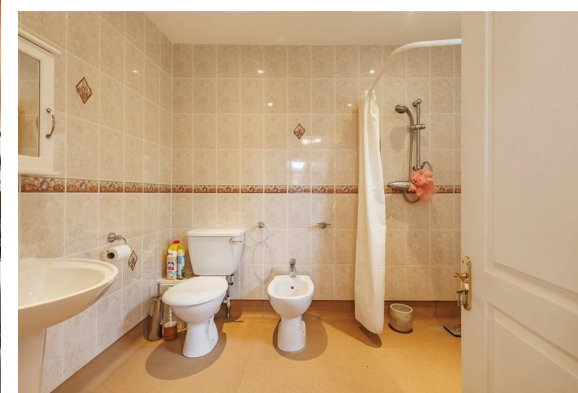
**\*\* PRICE RANGE £475,000 - £500,000 \*\* SEMI DETACHED EXTENDED HOME \*\* TWO RECEPTION ROOMS \*\* KITCHEN/DINING ROOM \*\* GARAGE & DRIVEWAY \*\* POPULAR LOCATION \*\* CLOSE TO SCHOOL & SHOPS \*\***

We are pleased to offer for sale this spacious three-bedroom, semi-detached family house offering a garage with ample off street parking, two reception rooms and a 50ft south easterly facing garden. The property is situated in a popular residential street which is within walking distance of St Andrews Primary School, the open countryside at Weald Common and the High Street shops.

The accommodation comprises an entrance hallway leading to a cloakroom/WC and spacious kitchen and dining room, a fabulous lounge has folding doors leading onto a light and airy family room with windows and sliding patio doors overlooking the rear garden, a utility room and separate wet room. The first floor landing leads to three generous bedrooms and a three-piece family bathroom.

Exterior: The front garden has shrubs borders and is mainly block paved to allow for off street parking for numerous vehicles. leading to a 17' garage with up and over door. The spacious rear garden measures over 50ft and has a courtyard patio area ideal for Alfresco dining with steps leading up to a mature and well established garden with an abundance of wonderful trees and shrubs with Pergola and rear patio area.

North Weald is a friendly and popular village offering a good local primary school, local shops including a COOP, restaurants and 2 public houses. North Weald enjoys a close proximity to open countryside and arable farmland which is ideal for walking and cycling and is close to parts of Epping Forest for horse riding and bike riding. Transport links are offered via the A414 for Chelmsford, Harlow & Ware and the M11 at Hastingwood and M25 at Waltham Abbey. Epping Town is approximately 2.5 miles distance and benefits from a Central Line Underground Station serving London.







**Porch**  
2'9 x 2'5 (0.84m x 0.74m)

**Entrance Hall**

**Cloakroom**  
6'1 x 3'3 (1.85m x 0.99m)

**Kitchen/Dining Room**  
19'4" x 10'6" (5.90m x 3.21m)

**Living Room**  
19'2" x 15'3" (5.84m x 4.64m)

**Family Room**  
8'11" x 19'9" (2.71m x 6.03m)

**Utility Room**  
7'5" x 9'3" (2.25m x 2.82m)

**Shower Room**  
8'5 x 7'1 (2.57m x 2.16m)

**First Floor Landing**

**Bedroom 1**  
17'2" x 10'8" (5.23m x 3.24m)

**Bedroom 2**  
9'5" x 9'8" (2.88m x 2.94m)

**Bedroom 3**  
9'3" x 9'8" (2.83m x 2.94m)

**Bathroom**  
8'8 x 6'1 (2.64m x 1.85m)

**Exterior**

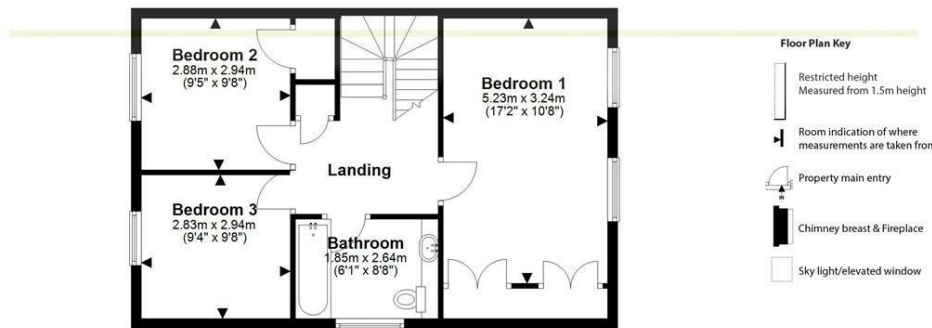
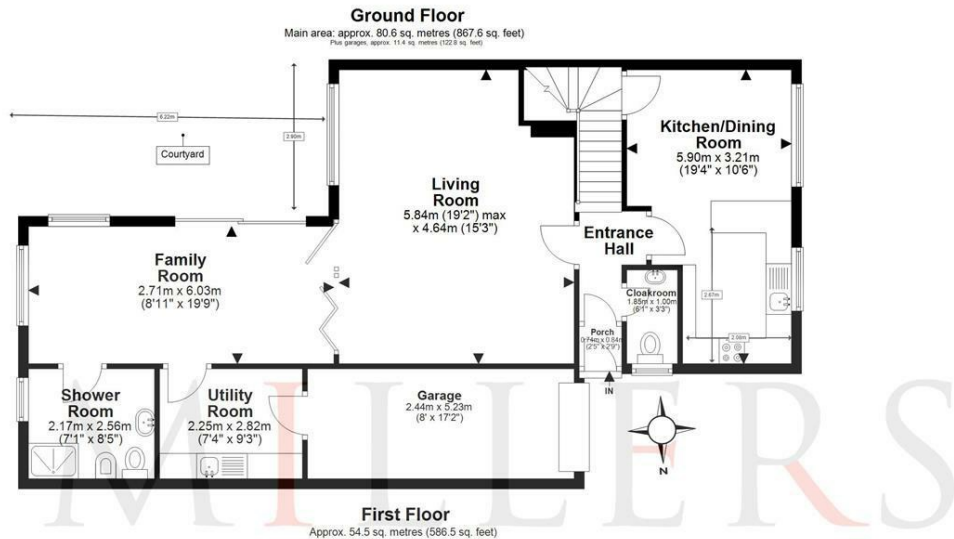
**Front Driveway**

**Garage**  
17'2 x 8' (5.23m x 2.44m)

**Courtyard**  
20'5 x 9'6 (6.22m x 2.90m )

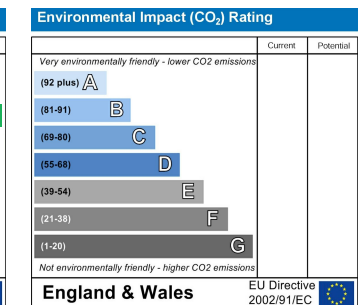
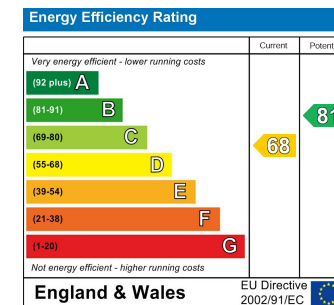
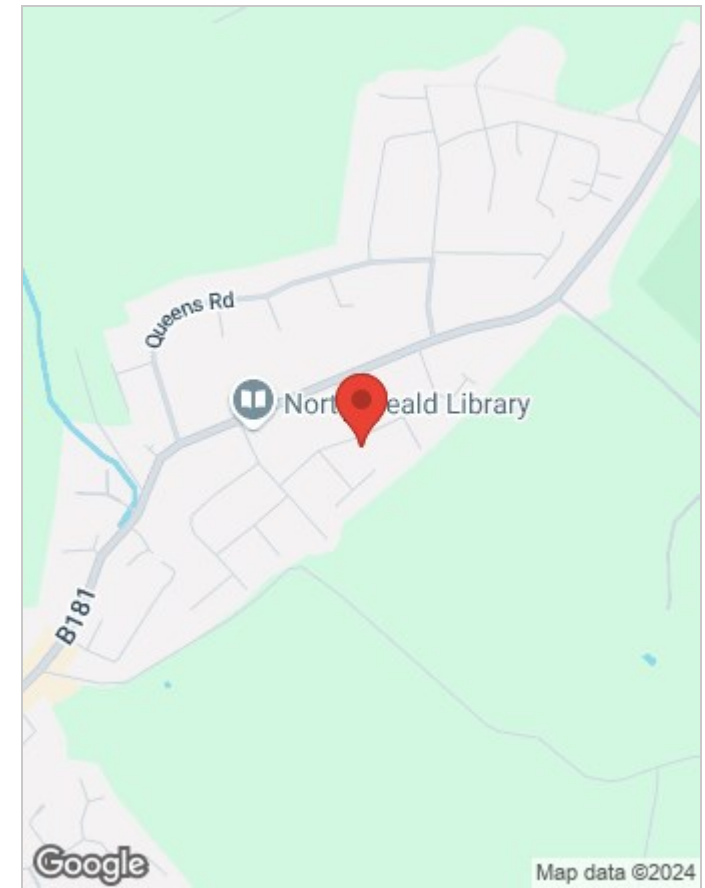
**Rear Garden**  
33'9 x 28'7 (10.29m x 8.71m)





- 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

Main area: Approx. 135.1 sq. metres (1454.1 sq. feet)  
Plus garages: approx. 11.4 sq. metres (122.8 sq. feet)  
**Total area including garage : approx. 146.5 sq. metres (1576.9 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.



## 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.