



Wellington Road, North Weald

* FIRST FLOOR MAISONETTE * TWO DOUBLE BEDROOMS * OFF STREET PARKING * SPACIOUS ACCOMMODATION * WELL PRESENTED PROPERTY * APPROX. 601.4 sq ft VOLUME

A spacious, two double bedroom, first-floor apartment with allocated parking enjoying views of the grassland opposite. The property is situated on the edge of North Weald village, yet is a short walk to the local shops, public house and restaurant and open countryside. This property is an ideal first purchase or a buy-to-let investment.

A front door allows access to the inner hallway and stairs ascending to the first floor. There is an impressive fully fitted kitchen that features several built-in appliances including an oven, hob and extractor fan. The lounge dining room has a bay window overlooking the front grassland. The master bedroom features a range of fitted wardrobes. There is a further double bedroom and a family bathroom with a three-piece suite. Externally there is an allocated parking space located in a graveled parking area.

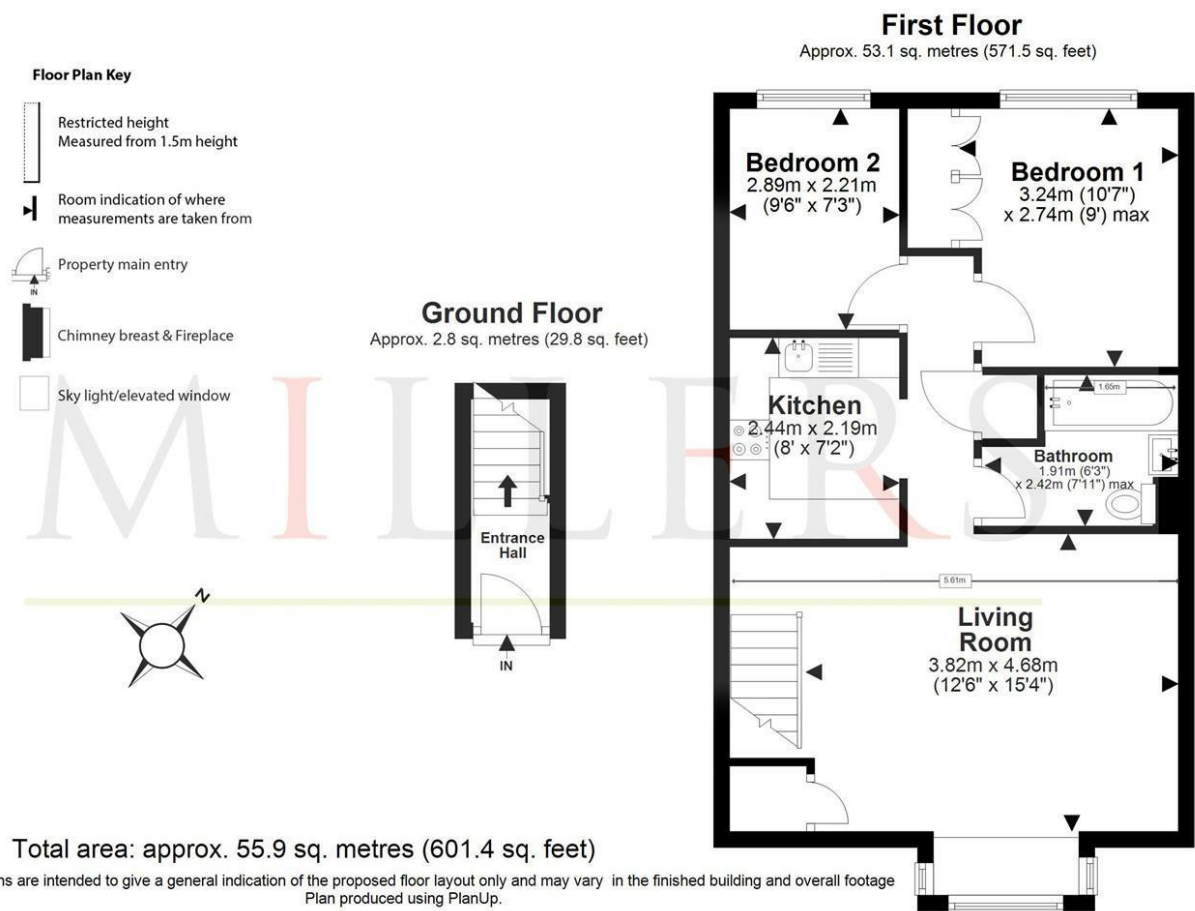
Wellington Road is conveniently situated within the village of North Weald which has a High Street with a range of local shops including a COOP for weekly groceries, public houses and cafe bakery. There is local primary schooling, lots of open countryside and arable farmland. North Weald has transport links via the A414 to the M11 at Hastingwood & Epping Town which provides a Central Line station serving London. An INTERNAL VIEWING IS STRONGLY RECOMMENDED.

- APPROX. 601.4 SQ FT VOLUME
- TWO DOUBLE BEDROOMS
- FIRST FLOOR MAINSOETTE
- POULAR VILLAGE LOCATION
- 8 MINS / 3.1 MILES TO STATION
- NO ONWARD CHAIN
- ALLOCATED PARKING SPACE
- APPROX. 89 YEARS ON LEASE
- NO SERVICE CHARGES

Guide Price £275,000



MILLERS
ESTATE AGENTS



Property Dimensions

GROUND FLOOR

Entrance Hall

FIRST FLOOR

Living Room

12'6" x 15'4" (3.82m x 4.68m)

Kitchen

8'0" x 7'2" (2.44m x 2.19m)

Bedroom One

10'8" x 9'0" (3.24m x 2.74m)

Bedroom Two

9'6" x 7'3" (2.89m x 2.21m)

Bathroom

7'11" 6'3" (2.41m 1.91m)

EXTERNAL AREA

Allocated Parking

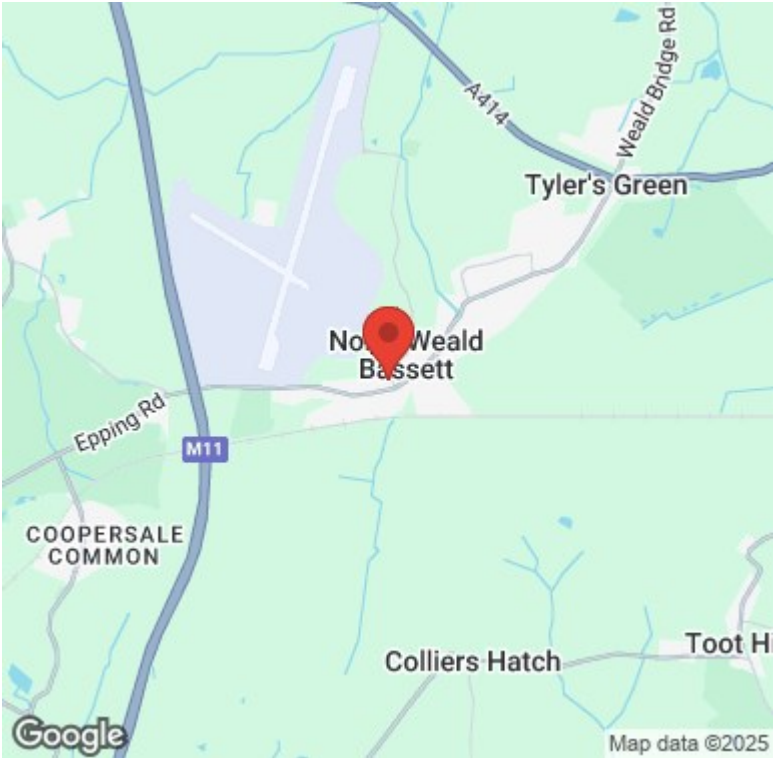


MILLERS
ESTATE AGENTS



Directions

START: Millers, 229 High Street, Epping, CM16 4BP. 0.0. Head northeast on High St/B1393 toward Star Ln. Continue to follow B1393. 0.5. Turn right onto The Plain/B181. Continue to follow B181. 2.5 At the roundabout, take the 1st exit onto Wellington Rd. 2.5. Turn left onto York Rd. Destination will be on the right. 2.5. Arrive: Wellington Road, North Weald, cM16 6HT. Total time: 5 mins 44s



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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	

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.