



Annes Court, Hemnall Street, Epping

Asking Price £435,000

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MILLERS
ESTATE AGENTS

*** GROUND FLOOR MAISONNETTE *
PRIVATE REAR GARDEN * CHAIN FREE *
TWO BEDROOMS * GREAT LOCATION
CLOSE TO HIGH STREET AND STATION *
GARAGE & PARKING ***

We are pleased to offer for sale this two bedroom ground floor maisonette benefitting with a private rear garden and garage located en-bloc. The property is ideally situated within walking distance of the High Street shops, cafes, bars and restaurants and the open countryside of Bell Common. T

Accommodation comprises an entrance hall leading to a fully fitted kitchen, a lounge/dining room with doors leading out to the rear garden. There are two bedrooms and a three-piece bathroom. The property has a private rear garden with a patio area and lawn with various shrub borders. There is a single garage en bloc. There is NO ONWARD CHAIN.

Epping Town has a busy High Street with lots of bars, cafes, restaurants and boutique shops. There is a sports centre and gym for recreation in Hemnall Street, a Golf Club at Flux's Lane and access to Epping Forest for bike riding, walking or horse riding. 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.





GROUND FLOOR

Kitchen

7'04 x 8'10 (2.24m x 2.69m)

Living Dining Room

22'04 x 10'09 (6.81m x 3.28m)

Bedroom One

10'02 x 11'05 (3.10m x 3.48m)

Bedroom Two

9'07 x 8'08 (2.92m x 2.64m)

Bathroom

6'05 x 5'07 (1.96m x 1.70m)

EXTERNAL AREA

Private Garden

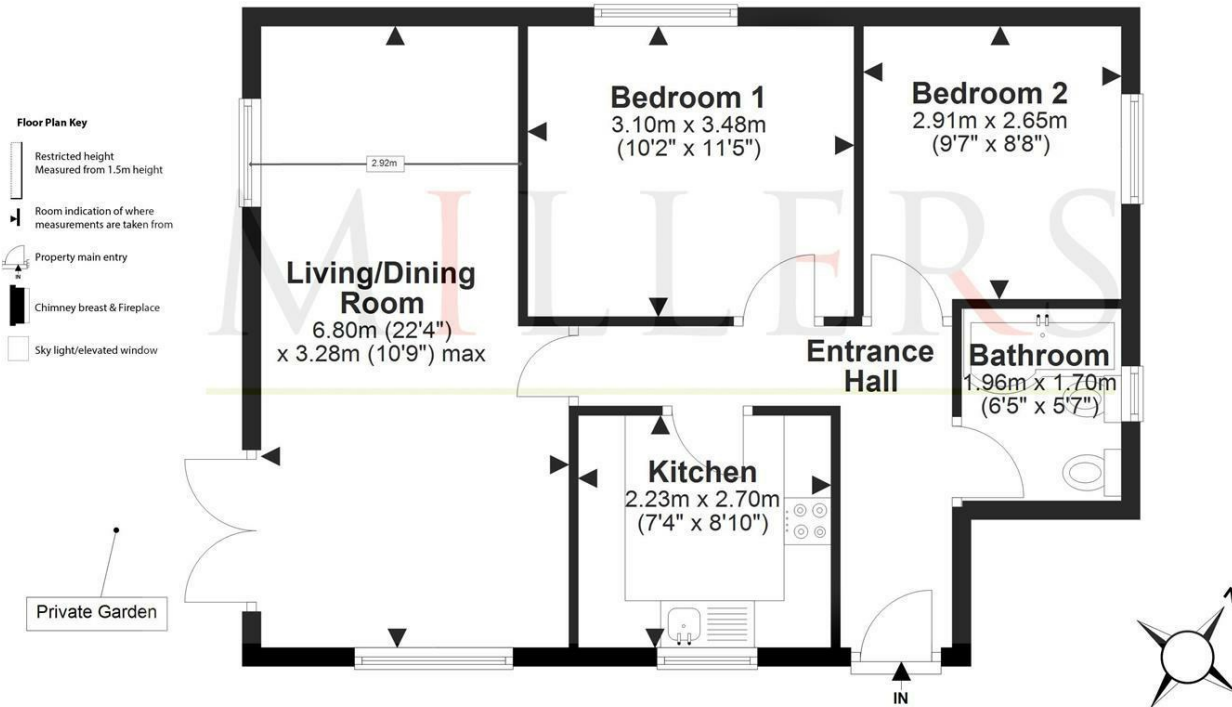
26'03 x 19'10 (8.00m x 6.05m)

Garage En-Bloc



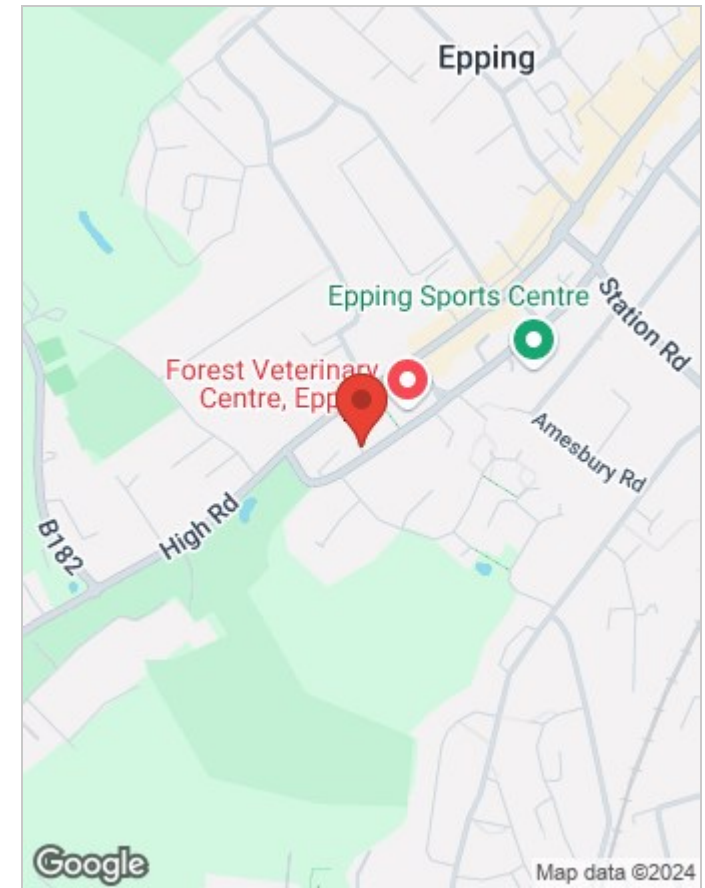
Ground Floor

Approx. 48.4 sq. metres (521.0 sq. feet)



Total area: approx. 48.4 sq. metres (521.0 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	74	79
		65	
			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.

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