



Annes Court, Hemnall Street, Epping

Asking Price £435,000



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)

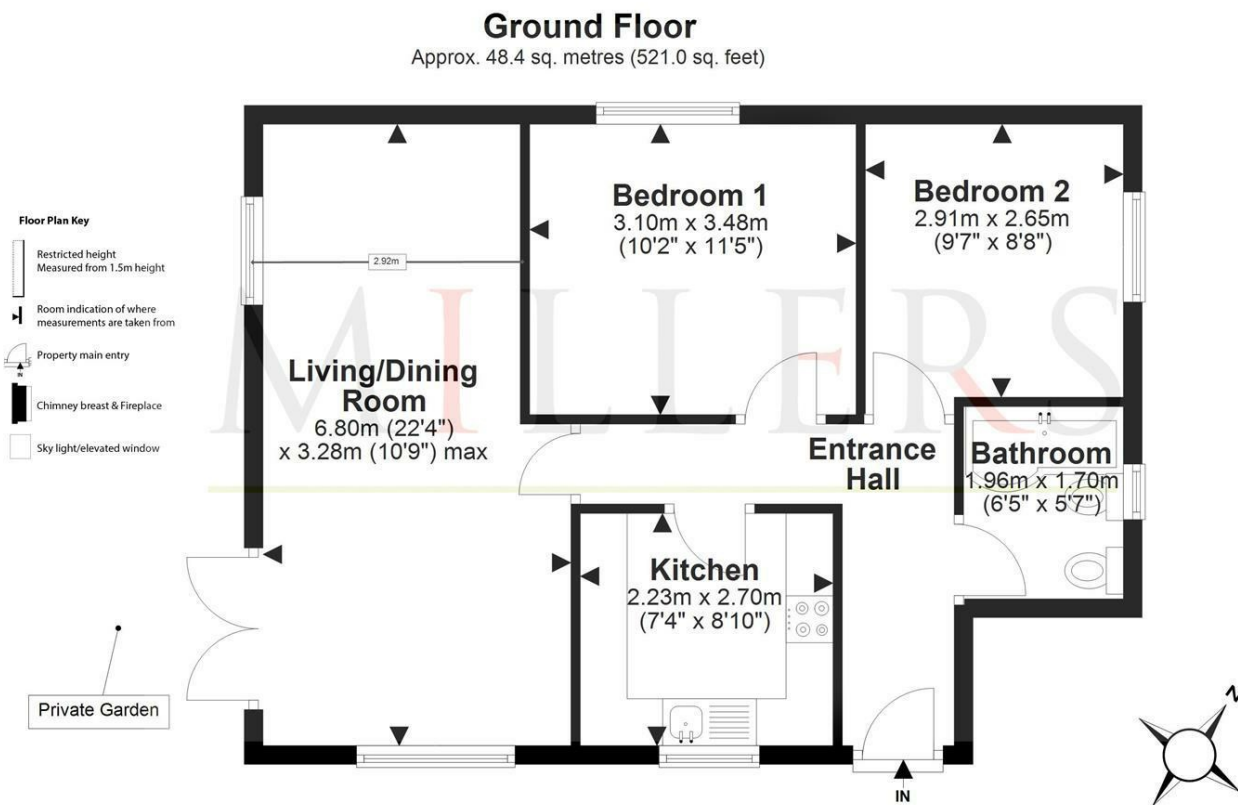
EXTERNAL AREA

Private Garden

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

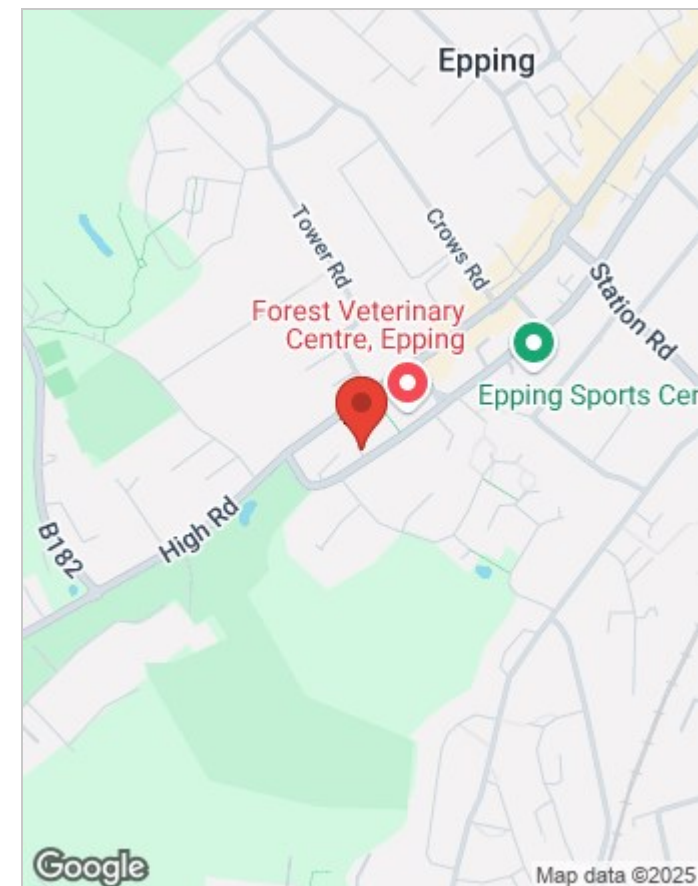
Garage En-Bloc





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		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		England & Wales	EU Directive 2002/91/EC	
	74	76		65	79

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.

229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: sales@millersepping.co.uk

www.millersepping.co.uk