



**Church Lane, North Weald**

**Guide Price £775,000**

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**MILLERS**  
ESTATE AGENTS



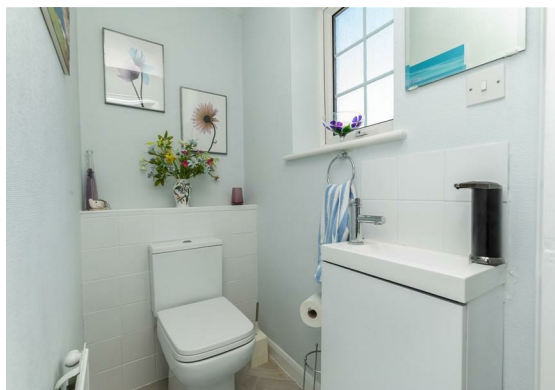
\* DETACHED FAMILY HOME \* FOUR BEDROOMS \*  
FOUR RECEPTION ROOMS \* PARKING & DOUBLE  
GARAGE \* DISCREET CUL-DE-SAC \* APPROX.  
1672.60 SQ FT VOLUME \*

Welcome to Church Lane, North Weald, a detached family house offering generous accommodation. Discreetly located in a peaceful cul-de-sac, just off the High Road in the charming village of North Weald. This spacious property offers four double bedrooms and four reception rooms; perfect for the busy family wanting a cosy yet roomy home.

Step inside the entrance porch and you are greeted by the entrance hall which leads to four reception rooms, including a living room with a feature fireplace, a cosy family TV room, a conservatory facing the garden and a formal room, plenty of space for entertaining guests or simply relaxing with the family. The versatile accommodation has four bedrooms and two bathrooms on the first floor, giving ample room for everyone to enjoy their own space and privacy.

One of the highlights of this property is the large private driveway with block paved parking for three or four vehicles, ensuring you and your guests will never have to worry about finding a space to park. Additionally, there is a detached double garage providing extra space for storage or parking for peace of mind and convenience. Double glazed windows, gas heating, an enclosed rear garden with side access and downstairs cloakroom WC, a perfect package.

Church Lane is situated close to arable farmland, the open countryside at Weald Common and the high street. The property is a short walk to the local shops, including a "COOP" store, cafes, restaurants & public houses. Transport links are provided along the A414 allowing access to Chelmsford & the M11 at Hastingwood. Epping is a short drive offering a connection to London via the Central Line & has a busy High Street. North Weald schooling is provided at St. Andrews Primary School, Epping St Johns Comprehensive School in Epping and the Ongar Academy in Ongar.







## GROUND FLOOR

### Ground Floor Cloakroom

3'7" x 5'6" (1.09m x 1.68m)

### Study or Family Room

11'4" x 8'1" (3.45m x 2.46m)

### Kitchen Breakfast Room

12'6" x 11'4" (3.82m x 3.46m)

### Dining Room

12'3" x 12'0" (3.73m x 3.67m)

### Living Room

18'2" x 11'9" (5.53m x 3.59m)

### Conservatory

16'2" x 7'6" (4.93m x 2.29m)

## FIRST FLOOR

### Bedroom One

13'5" x 11'4" (4.10m x 3.46m)

### En-suite Shower Room

6'2" x 8'2" (1.88m x 2.49m)

### Bedroom Two

10'5" x 12'2" (3.18m x 3.70m)

### Bedroom Three

13'7" x 9'2" (4.14m x 2.79m)

### Bedroom Four

8'8" x 8'2" (2.65m x 2.50m)

### Bathroom

6' x 9'3" (1.83m x 2.82m)

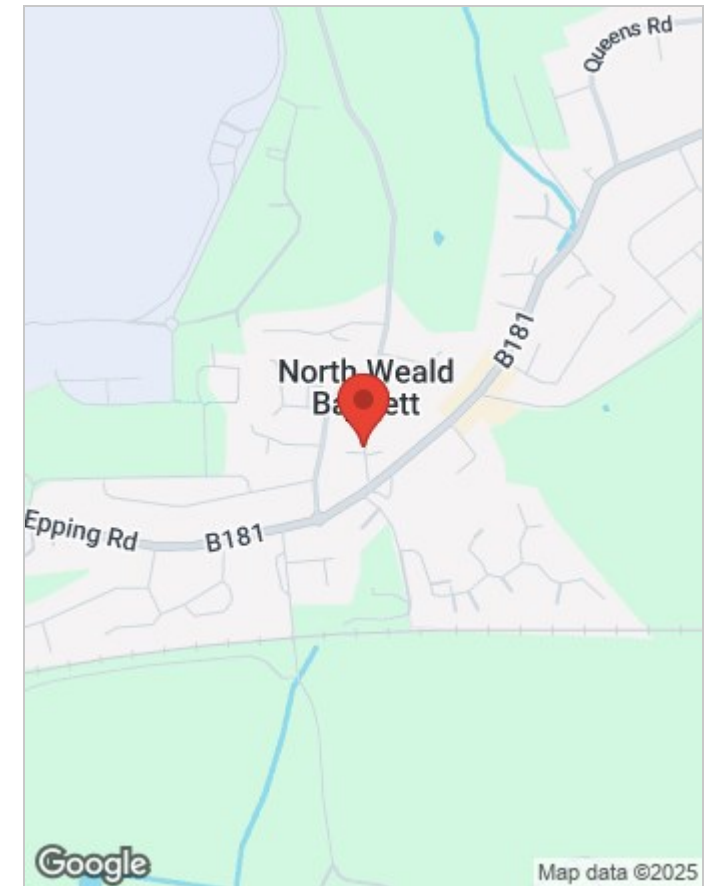
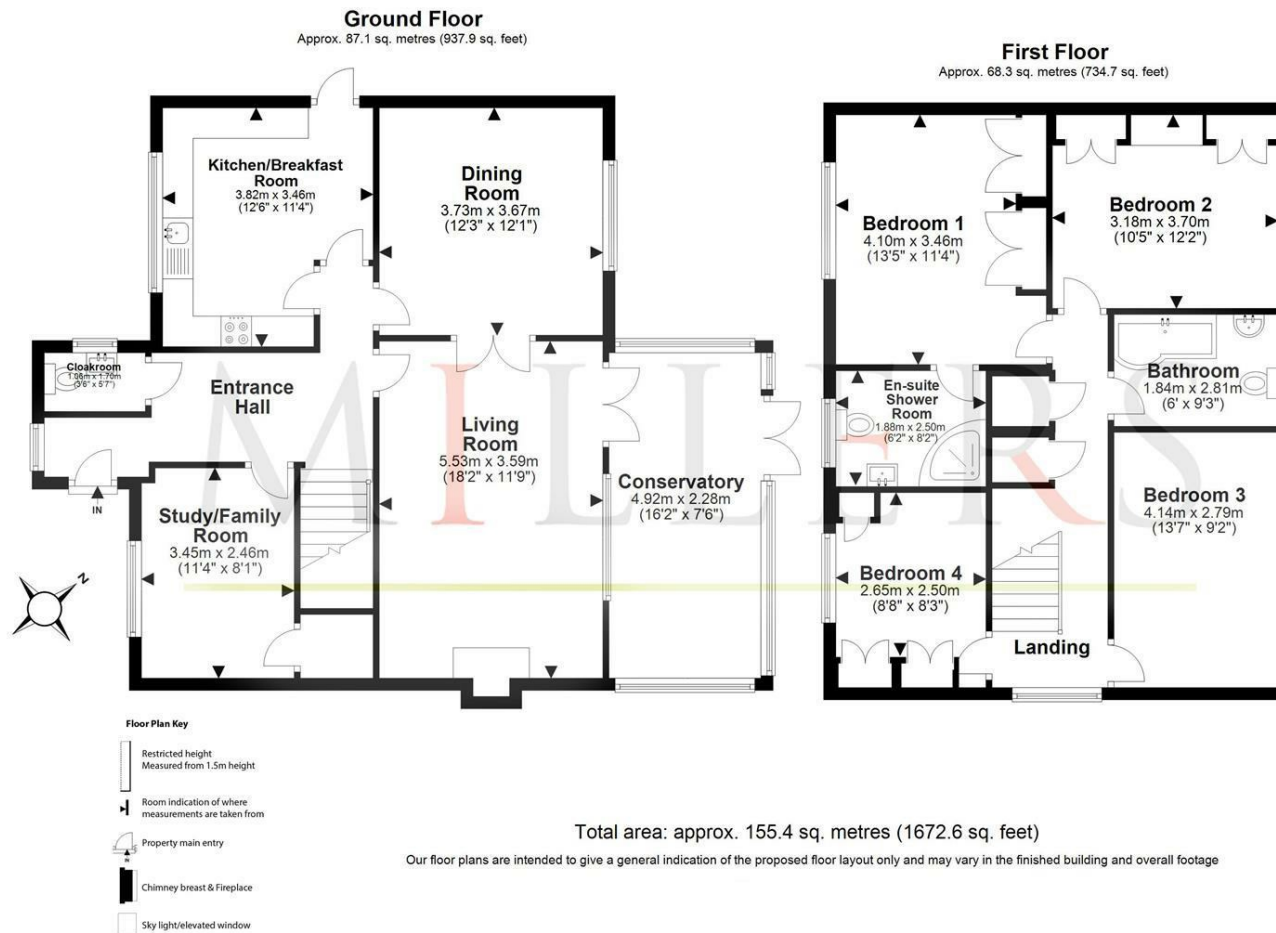
## EXTERIOR AREA

### Rear Garden

37'7" x 33'5" (11.48m x 10.2m)







| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | 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.

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