



Hemnall Street, Epping

Guide Price £585,000

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MILLERS
ESTATE AGENTS

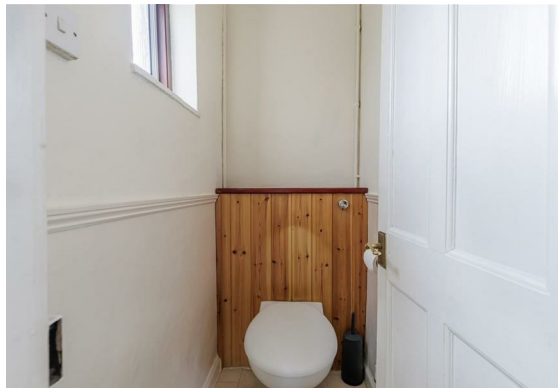
*** SEMI DETACHED HOUSE * FAMILY HOME *
THREE BEDROOMS * DOUBLE DRIVEWAY *
HEART OF EPPING TOWN * SOUTH EASTERLY
FACING GARDEN * APPROX. 722.70 SQ FT
VOLUME ***

A three-bedroom, semi-detached, family home with double parking, situated in central Epping, close to the high street, the town Station, serving London and local schooling.

The accommodation comprises an entrance hallway leading to the ground floor cloakroom WC and stairs that ascend to the first floor. There is a living room with feature wooden flooring and fireplace. A kitchen breakfast room is situated to the rear of the house and offers a range of white units with work contrasting surfaces incorporating a built-in oven, hob, and extractor fan. Doors open to the rear garden. Furthermore, the property benefits double glazed windows, gas heating via radiators and additional insulation to the external walls.

The first floor benefits from two spacious double bedrooms and a single bedroom. The bathroom comprises a three-piece suite with white sanitary ware and fully tiled walls. Externally, parking is to the front on a double driveway and some street permit parking is available. The rear garden is laid to lawn and has shrubs and bushes providing shade and colour, and is enclosed with wooden fencing.

Hemnall Street is considered one of Epping's more desirable residential streets being a short walk to the High Street with its shops, bars, cafes & restaurants. It is within close proximity to Swaines Green, arable farmland, parts of Epping Forest and the Tube Station. Schooling is provided at ESJ Epping St Johns Comprehensive school and Epping Primary School. Transport links area available at the M25 etc.





GROUND FLOOR

Living Room

10'0" x 11'10" (3.05m x 3.61m)

Kitchen Breakfast Room

10'0" x 14'10" (3.05m x 4.53m)

Cloakroom WC

4'6" x 2'9" (1.37m x 0.84m)

FIRST FLOOR

Bedroom One

10'0" x 11'2" (3.05m x 3.40m)

Bedroom Two

10'0" x 11'2" (3.05m x 3.40m)

Bedroom Three

7'9" x 6'5" (2.37m x 1.96m)

Bathroom

4'9" x 6'5" (1.45m x 1.96m)

EXTERNAL AREA

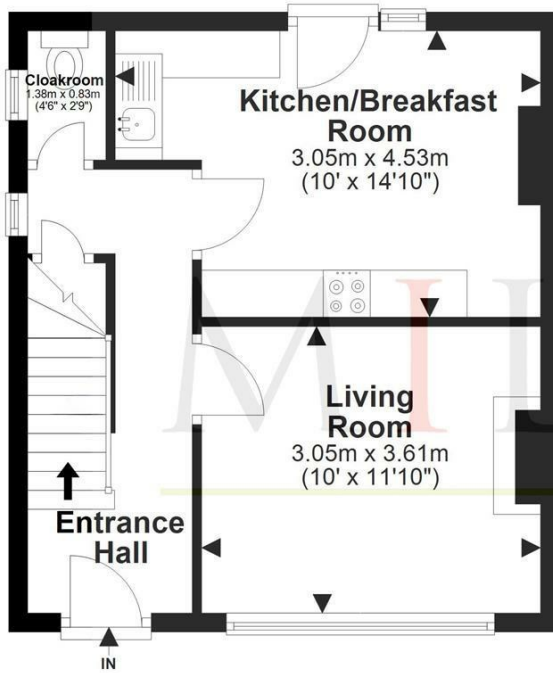
Rear Garden

50'2" x 23' (15.29m x 7.01m)



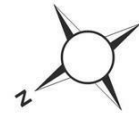
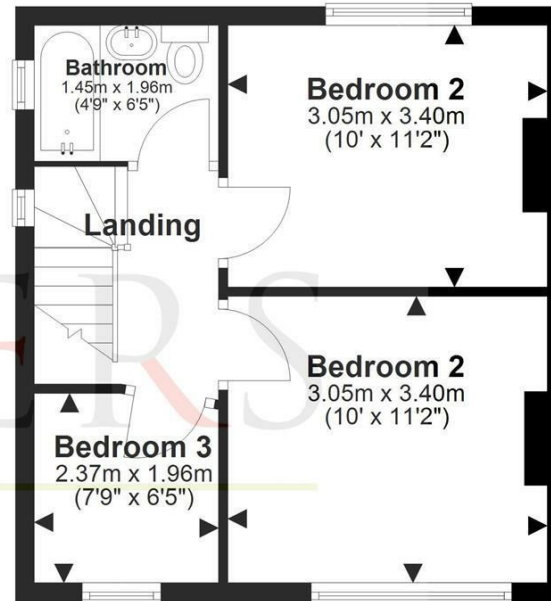
Ground Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.4 sq. feet)

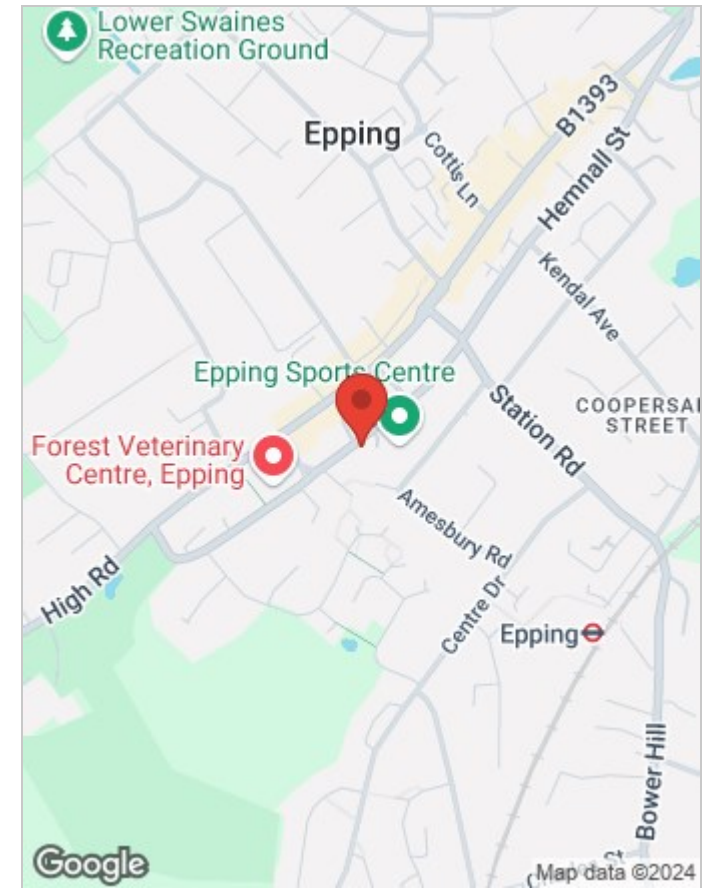


Floor Plan Key

- 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

Total area: approx. 67.1 sq. metres (722.7 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	88	England & Wales
		72	EU Directive 2002/91/EC
			1
			1

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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