



Centre Drive, Epping
Guide Price £675,000

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MILLERS
ESTATE AGENTS

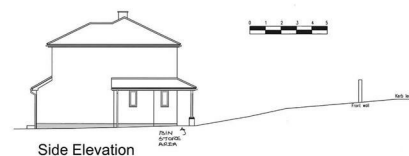
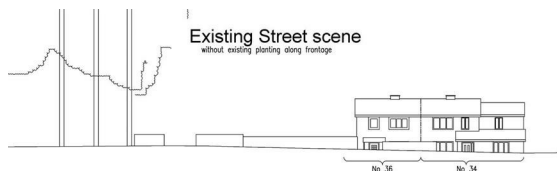
* SEMI DETACHED * OPPORTUNITY TO DEVELOP OR EXTEND * APPROVED PLANNING PERMISSION * REFURBISHED HOME * WALK TO TUBE STATION * AMPLE PARKING * DOUBLE GARAGE *

A semi detached, family home with three bedrooms, large garden plot and potential to extend or develop the site. comprising an existing three bedroom semi-detached house with double garage and planning permission to build a further two bedroom home. Plans have been approved by Epping Forest District Council for the new house, and the existing property has been refurbished to a high specification.

The existing house offers three bedroom family accommodation, a large rear garden and off street parking. The house has been refurbished to a high specification and features an open plan kitchen dining room, separate living room, an entrance hall and front porch. There are three bedrooms and a three-piece family bathroom. The house is double glazed, has gas heating via radiators and offers ample parking to the front. The 130' rear garden is south easterly facing and has a rear summer house.

The new build will be an end of terrace, two bedroom starter home. The ground floor will consist of a fitted kitchen, a living room facing the rear garden, a cloakroom WC and hallway with stairs leading upstairs. The first floor offers two bedrooms and a three-piece bathroom suite. The property will benefit with off street parking, and a similar size garden that tapers to the rear.

Centre Drive is a popular area close to the town centre and conveniently place to Epping Central Line tube station just a short walk away which serves central London. 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. Local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall school.





GROUND FLOOR

Porch

6'10" x 2'10" (2.08m x 0.86m)

Entrance Hall

Living Room

12'0" x 13'5" (3.66m x 4.09m)

Kitchen Dining Room

8'4" x 20'6" (2.55m x 6.25m)



FIRST FLOOR

Landing

Bedroom One

11'2" x 11'1" (3.40m x 3.37m)

Bedroom Two

9'2" x 12'5" (2.80m x 3.78m)

Bedroom Three

7'9" x 5'11" (2.36m x 1.81m)

Bathroom

7'8" x 5'6" (2.34m x 1.68m)



EXTERNAL AREA

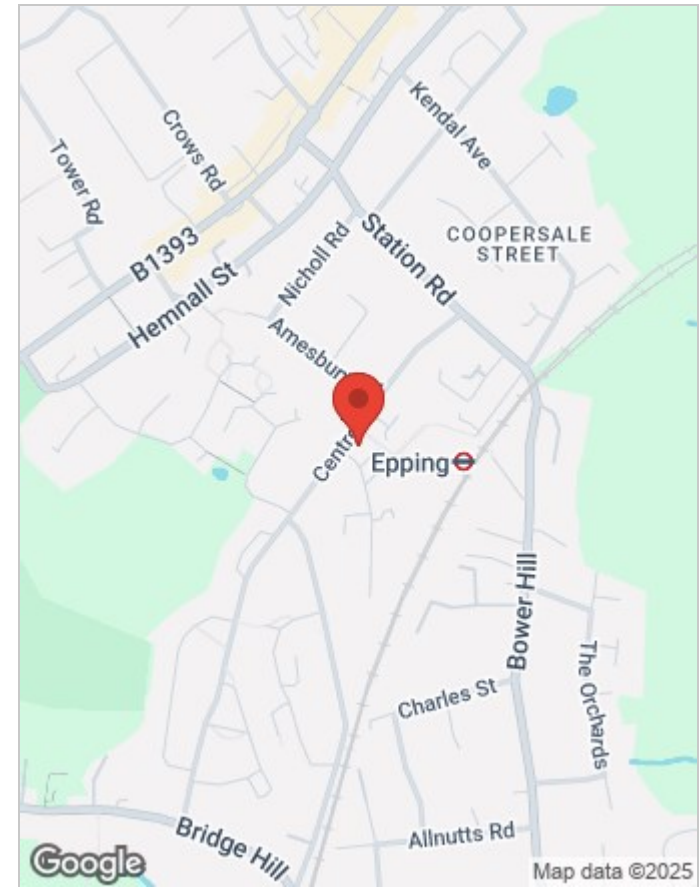
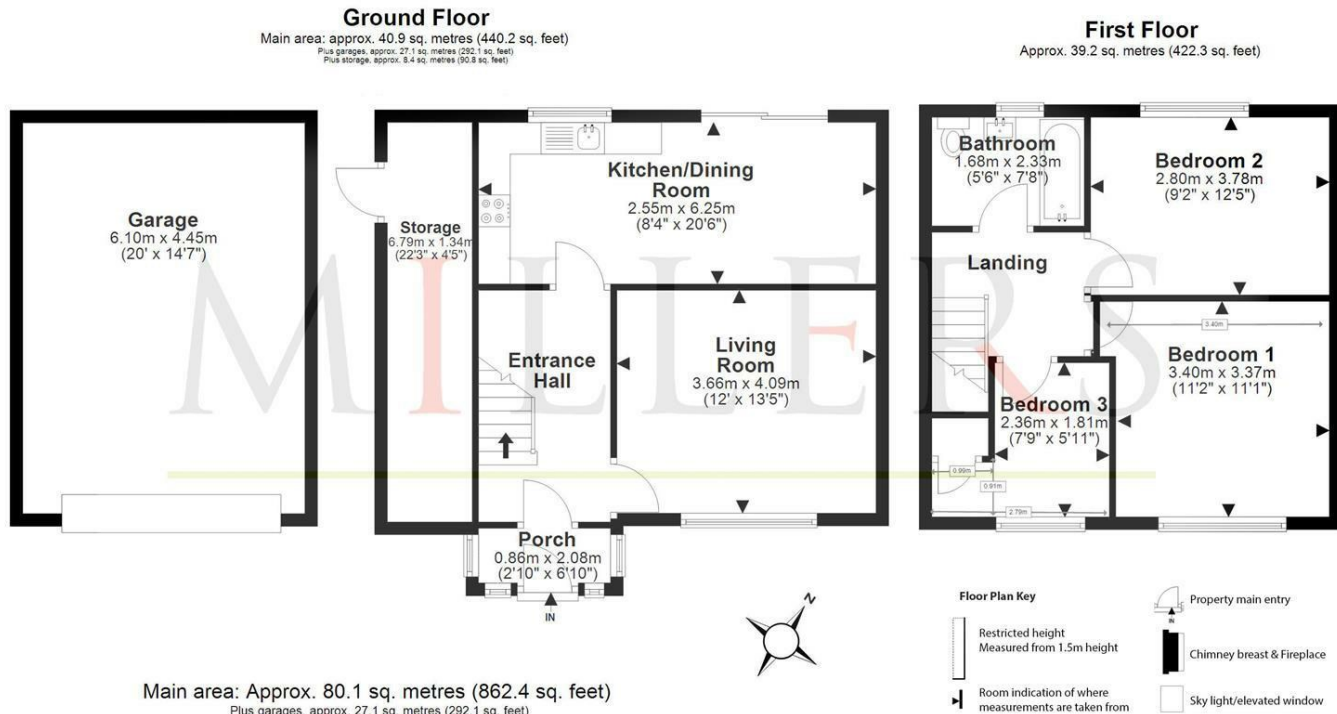
Garage

20' x 14'7" (6.10m x 4.45m)

Garden

130' x 40' (39.62m x 12.19m)





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		79	(81-91) B		75
(69-80) C			(69-80) C		
(55-68) D	66		(55-68) D	60	
(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			England & Wales		
EU Directive 2002/91/EC			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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