



Western Avenue, Epping

Asking Price £699,995



**MILLERS**  
ESTATE AGENTS



**\* EXTENDED ACCOMMODATION \* SEMI-DETACHED HOME \* FOUR BEDROOMS \* HOME OFFICE / GARDEN ROOM \* PAVED DRIVEWAY \* OPEN PLAN GROUND FLOOR \***

This beautifully presented semi-detached house offers extended, open-plan family accommodation. It comprises four bedrooms, an open-plan kitchen, a dining room, and a living area. Additionally, there is a separate detached home office located in the rear garden, along with a block-paved front garden that provides parking. This highly sought-after residential street is just a short walk from Epping Station, Ivy Chimneys Primary School, and parts of Epping Forest.

The stylish accommodation features an open-plan living area, dining room and a fully fitted kitchen breakfast room, all finished with attractive grey tiled flooring. Tri-fold doors open to the rear garden. The modern kitchen includes a breakfast bar and built-in appliances. The entrance hallway leads to a convenient guest cloakroom (WC) and a utility room.

Upstairs you will find four bedrooms, three of which are doubles. One of the bedrooms is currently utilized as a walk-in wardrobe/dressing room but is a good size. The stylish four-piece family bathroom includes a bath and a double-width shower. Externally, the block-paved front driveway offers parking for two vehicles. The rear garden features a spacious patio area with a decorative dwarf wall that leads to the rear lawn. There is also a detached garden room or home office, perfect for remote working.

Western Avenue is located within the popular and historic market town of Epping and is within walking distance to open countryside, arable farmland & station. Epping is a charming & desirable place to live and benefits from a busy High Street with a varied range of shops, bars, restaurants, cafes & public houses. There is a Central Line Station connecting London & is a short drive to the M11 at Hastingwood & the M25 at Waltham Abbey to London and Cambridge.







## GROUND FLOOR

### Entrance

### Living Room

24'7" x 14'10" (7.49m x 4.53m)

### Kitchen Breakfast Room

16'4" x 11'6" (4.98m x 3.50m)

### Utility Cloakroom

3'11" x 9'10" (1.19m x 2.99m)

## FIRST FLOOR

### Bedroom One

11'7" x 9'2" (3.52m x 2.79m)

### Bedroom Two

9'0" x 11'5" (2.74m x 3.47m)

### Bedroom Three

14'1" x 7'2" (4.28m x 2.19m)

### Bedroom Four

7'10" x 8'4" (2.38m x 2.55m)

### Bathroom

14'5" x 5'9" (4.39m x 1.75m)

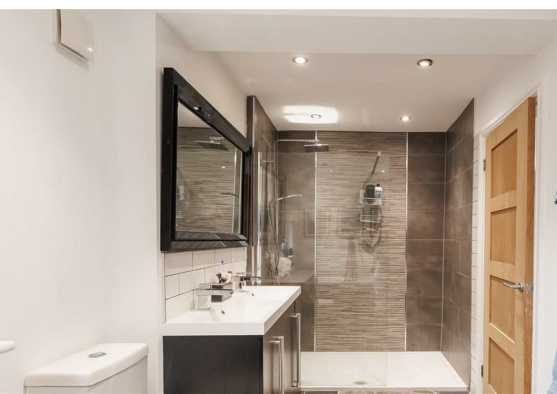
## EXTERNAL AREA

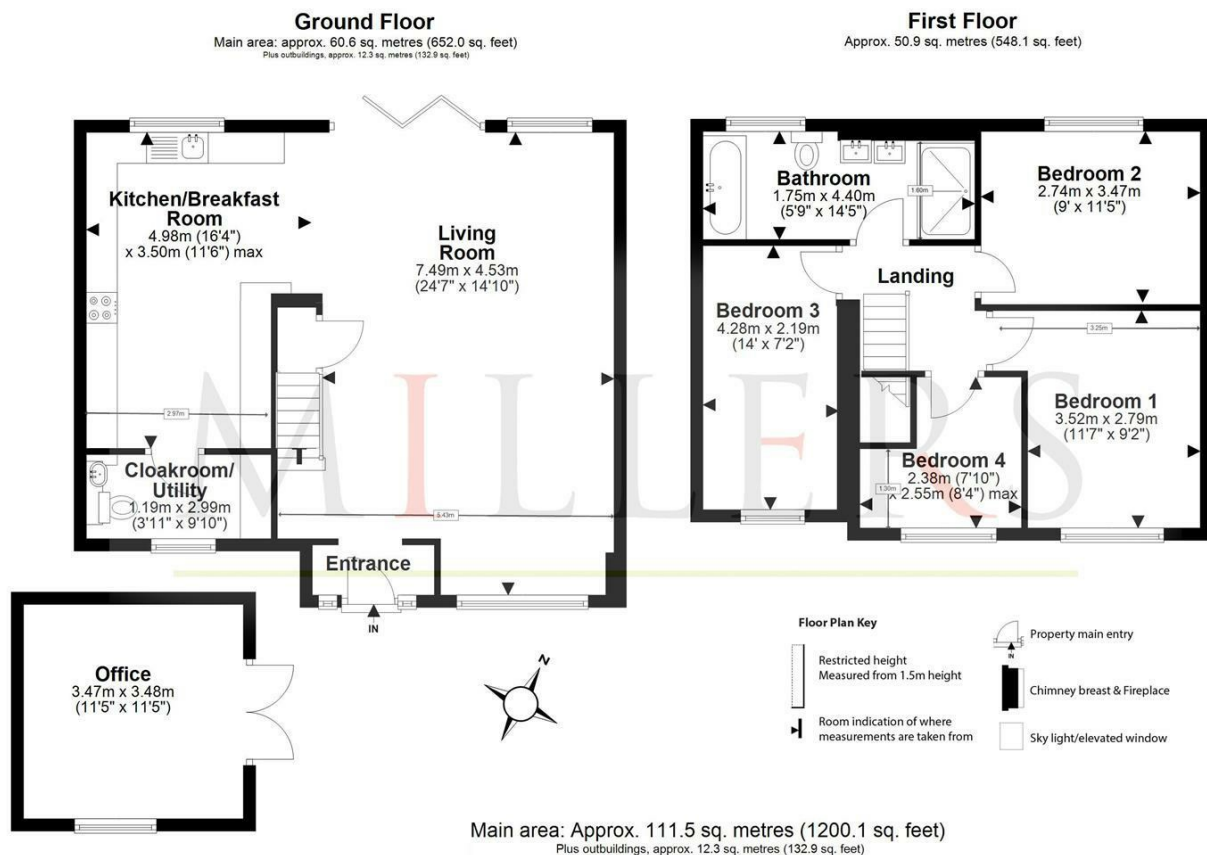
### Rear Garden

58'6" x 31' (17.83m x 9.45m)

### Office

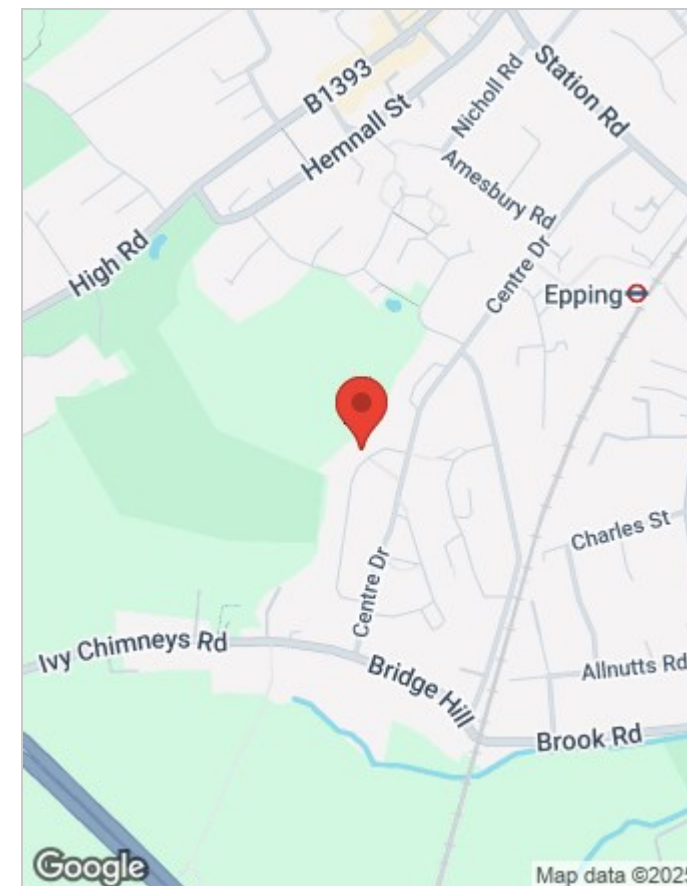
11'5" x 11'5" (3.47m x 3.48m)





Total area including outbuildings: approx. 123.8 sq metres (1333 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



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.

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.