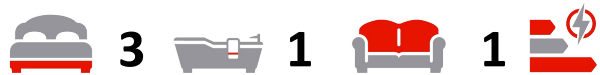




**Pine View Manor, Hartland Road, Epping**

**Price Range £450,000**



**MILLERS**  
ESTATE AGENTS



\* PRICE RANGE: £450,000 to £475,000 \* TOP FLOOR APARTMENT \* NO ONWARD CHAIN \* THREE BEDROOMS \* LOUNGE WITH BALCONY \* GARAGE En-BLOC \* 300 METERS TO HIGHSTREET \*

Nestled in the heart of Epping close the bustling High Street, this fabulous top-floor flat offers a perfect blend of modern living and convenience. Immaculately presented, this spacious three bedroom apartment is just a short stroll from both the High Street and the local train station, making it an ideal choice for commuters and those who enjoy the vibrancy of town life. Chain free sale.

Upon entering, you are welcomed by a communal entrance hallway featuring a secure Entryphone system, leading you to the apartment. The entrance hallway opens into a superb lounge, which boasts built-in storage cupboards and doors that lead out to a delightful balcony, offering far-reaching views that are sure to impress. The fitted kitchen is equipped with some built-in appliances, making it both functional and stylish. There are two generously sized double bedrooms, each with built-in wardrobes, providing ample storage space. A third bedroom, currently utilised as a dining room, adds versatility to the living space. The contemporary bathroom is a true highlight, featuring a freestanding bath, a walk-in shower cubicle, and a wash hand basin, complemented by a built-in alcove that cleverly incorporate a utility area. Additionally, there is a separate cloakroom with a WC for added convenience.

Residents can enjoy extensive communal areas, which are beautifully maintained, featuring lush green spaces adorned with well-tended shrubs and hedges. For those with vehicles, a garage en bloc is included, providing secure parking.

Epping Town provides good transport links to London via its Central Line station and road links at the M11 (Hastingwood) and M25 at (Waltham Abbey) or the A414 to Harlow and Ongar or the Epping New Road to Loughton.







## TOP FLOOR

### Living Room

17'7" x 13'7" (5.35m x 4.13m)

### Balcony

2'4" x 14'1" (0.71m x 4.28m)

### Kitchen

10'2" x 6'7" (3.10m x 2.01m)

### Inner Hallway

### Bedroom One

13'8" x 12'0" (4.16m x 3.67m)

### Bedroom Two

10'1" x 13'11" (3.07m x 4.24m)

### Bedroom Three

13'5" x 8'2" (4.08m x 2.48m)

### Bathroom

10'1 x 8'5 (3.07m x 2.57m)

### Separate Toilet

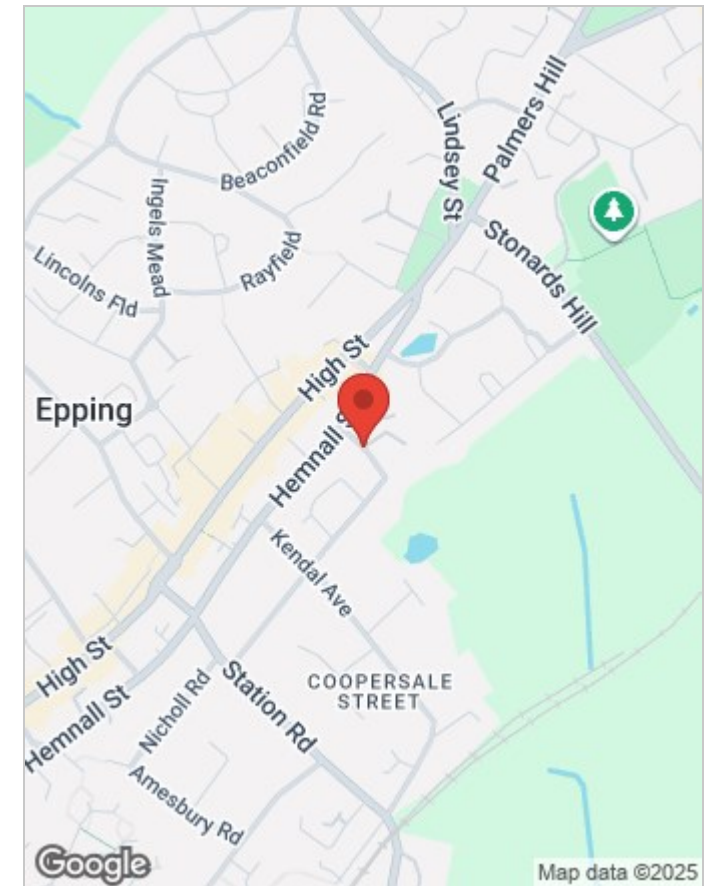
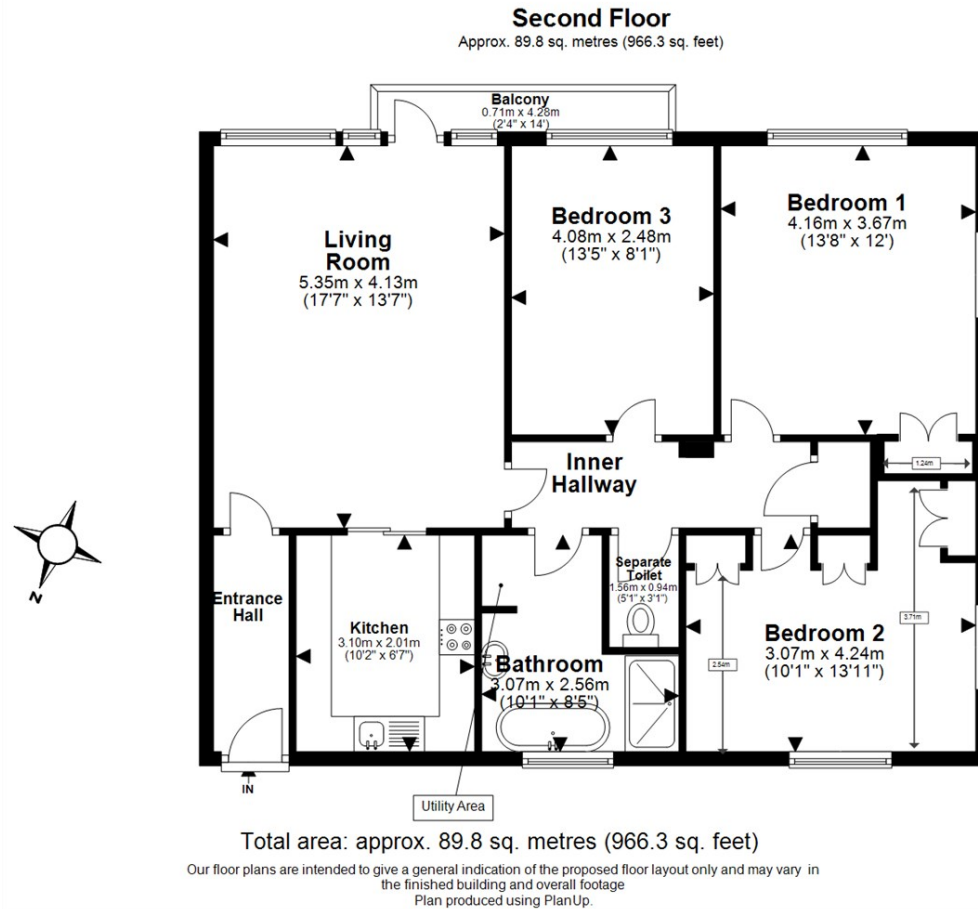
5'1 x 3'1 (1.55m x 0.94m)

## EXTERNAL AREA

### Communal Gardens

### Garage En Bloc





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.