



Mowbray Close, Epping
Offers Over £750,000



MILLERS
ESTATE AGENTS

* END TERRACE TOWN HOUSE * THREE FLOORS OF ACCOMMODATION * THREE BEDROOMS * THREE BATHROOMS * OPEN PLAN KITCHEN/DINER & FAMILY ROOM * DESIRABLE RESIDENTIAL SQUARE * GARAGE & OFF STREET PARKING * CLOSE OPEN COUNTRYSIDE *

A beautifully presented three bedroom town house, with family accommodation arranged over three floors. Mowbray Close forms part of the popular "Arboretum" development, built by Higgins Homes in 2015. Situated in an attractive square overlooking the central plaza which is conveniently located to Epping High Street, the Central Line station & Epping Primary School.

The accommodation comprises a reception hallway with access to the integral garage, ground floor cloakroom WC and separate storage cupboard. The impressive open plan kitchen dining & family room features a south facing aspect and French doors to the rear garden which provides ample natural lighting. There is a range of fitted cupboards, integrated appliances, work surfaces and breakfast bar. The first floor has a stunning living room with French doors opening onto a paved roof terrace with an Iron balustrade. There is a beautifully finished family bathroom and a bedroom which features French doors to a Juliet balcony. The second floor has two further double bedrooms, each with an en-suite shower room. Externally, the driveway leads to an integral garage. The south facing rear garden is laid to lawn and has a patio, a private gate to a courtyard and additional parking.

The property is situated on the highly desirable and modern "Arboretum" development which is ideally located close to Epping High Street with its many boutiques and shops, bars and restaurants. Epping Central Line station is also within walking distance and serves London. Buckingham Road is also within walking distance of the open countryside and arable farmland at Swaines Green. Epping St Johns Comprehensive school (ESJ) and Epping Primary School.





GROUND FLOOR

Kitchen

15'8" x 10'6" (4.78m x 3.20m)

Cloakroom WC

5'10" x 2'9" (1.78m x 0.84m)

Family Room

15'5" x 10'8" (4.70m x 3.25m)



FIRST FLOOR

Living Room

12'1" x 15'5" (3.68m x 4.71m)

Roof Terrace Balcony

10'0" x 15'11" (3.06m x 4.84m)

Bathroom

6'7" x 6'4" (2.01m x 1.93m)

Balcony

2'0" x 15'5" (0.62m x 4.71m)

Bedroom Three

9'4" x 15'5" (2.85m x 4.71m)



SECOND FLOOR

Bedroom One

10'7" x 15'9" (3.22m x 4.79m)

En-suite Shower Room

7'10" x 3'11" (2.39m x 1.19m)

Bedroom Two

8'8" x 13'5" (2.65m x 4.10m)

En-suite Shower Room

7' x 5'8" (2.13m x 1.73m)

EXTERNAL AREA

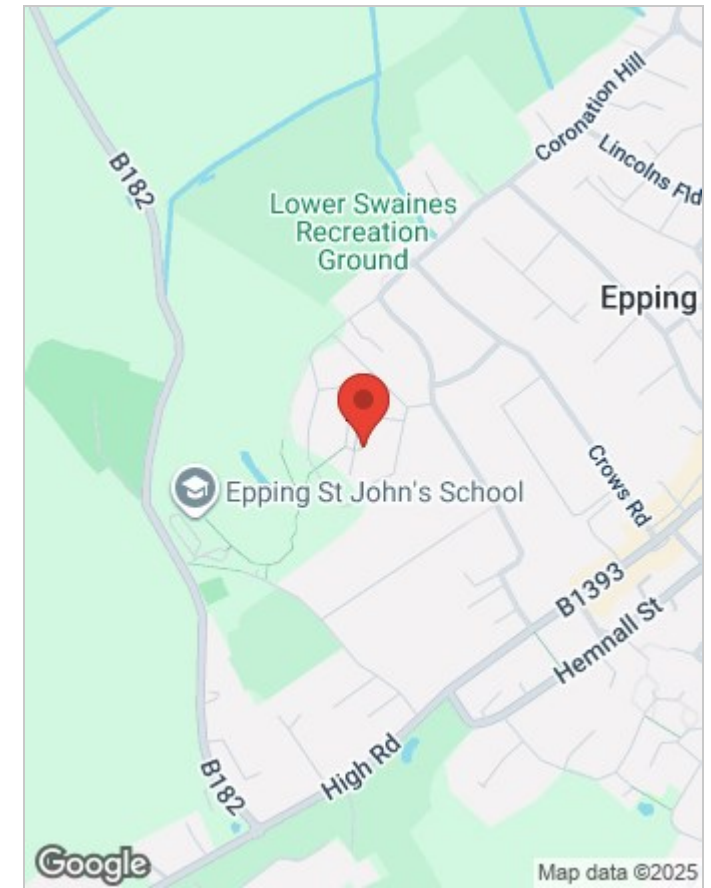
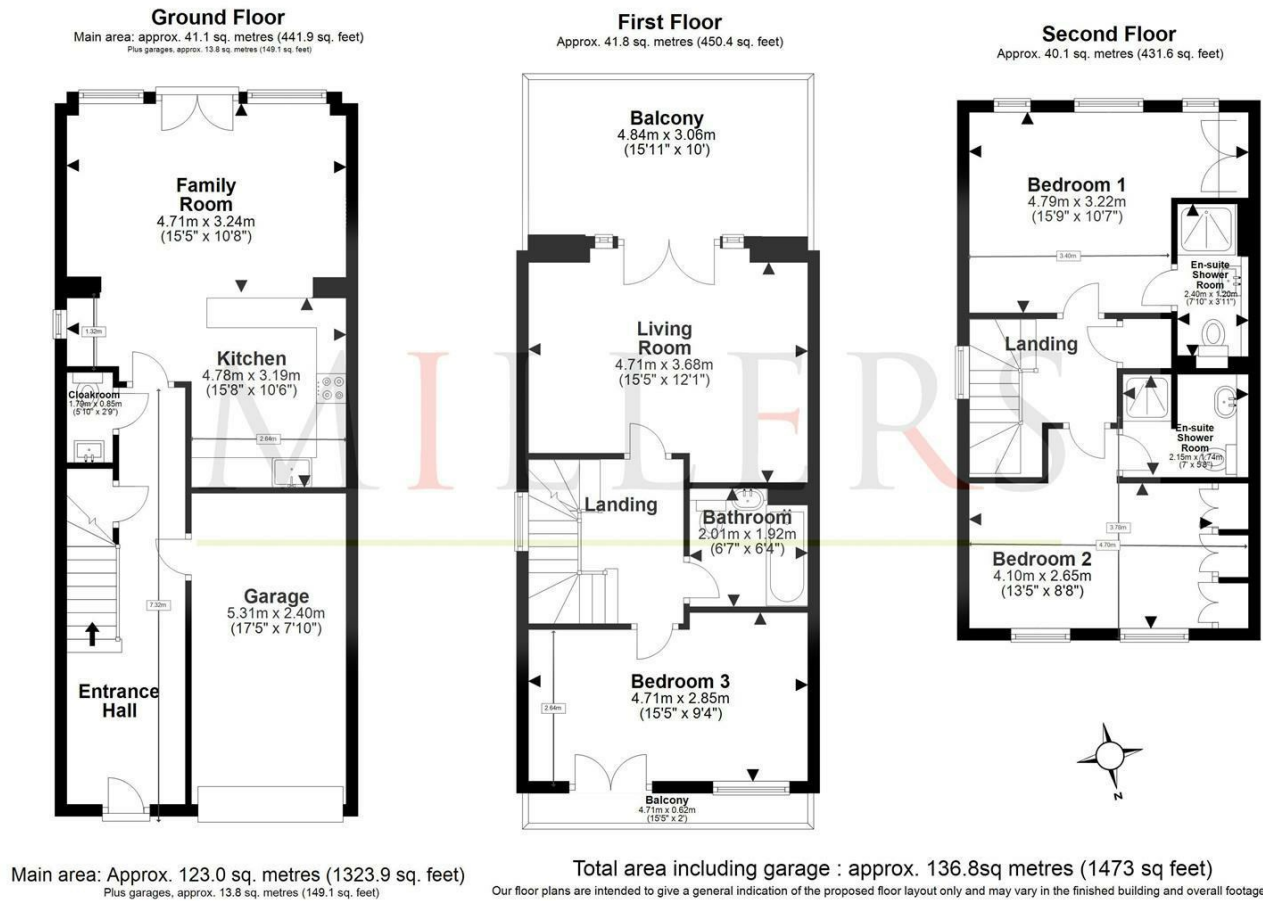
Garage

17'5" x 7'10" (5.31m x 2.39m)

Rear Garden

35' x 23'11" (10.67m x 7.29m)





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			(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		England & Wales	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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