



Ravensmere, Epping

O.I.E.O £900,000



MILLERS
ESTATE AGENTS

* SOUTH FACING GARDEN * THREE BEDROOMS *
HIGHLY DESIRABLE LOCATION * QUIET CUL-DE-SAC
* SHORT WALK TO HIGH STREET * 600 METES TO
STATION * GARAGE & DRIVEWAY *

We are delighted to offer this wonderful detached family home offering three bedrooms and two reception rooms. It is situated in one of Epping's most desirable residential locations, close to the High Street, a short walk from Epping Central Line Station and close to open countryside. Please note that properties in Ravensmere are typically rare to the market, so we encourage buyers to their express interest, as soon as possible.

The property features a driveway & well-established front gardens. Inside the accommodation includes an entrance porch leading to an inner hallway with a cloakroom & WC. Doors from the hallway lead into the living room, which features a fireplace & large windows that allow for an abundance of natural light. The living room opens into a formal dining room & a kitchen breakfast room that has access to the side & garden. On the first floor, there is a galleried landing with doors leading to all three bedrooms, including the master bedroom, which has built-in wardrobes. The first floor also features a three-piece bathroom suite with white sanitary ware.

The mature gardens are well-tended and include a concrete sitting area, a spacious lawn surrounded by mature shrubs and borders. Additionally, there is a courtyard area on the side of the property with side access.

Ravensmere is a popular residential street close to the town center & conveniently placed for Epping Central Line station, just 600 meters walk, which serves central London. Epping Town has a busy High Street with lots of bars, cafes, restaurants & boutique shops. There is a sports center and gym for recreation in Hemnall Street, a Golf Club at Flux's Lane & access to Epping Forest for bike riding, walking or horse riding. Local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys & Coopersale Hall School.





GROUND FLOOR

Porch

3'5" x 10'0" (1.04m x 3.05m)

Cloakroom WC

6' x 2'8" (1.83m x 0.81m)

Kitchen Breakfast Room

12'2" x 8'6" (3.72m x 2.59m)

Dining Room

9'10" x 9'0" (3.00m x 2.74m)

Living Room

17'2" x 15'8" (5.22m x 4.77m)

FIRST FLOOR

Galleried Landing

Bedroom One

19'1" x 8'6" (5.82m x 2.59m)

Bedroom Two

12'8" x 13'11" (3.86m x 4.24m)

Bedroom Three

9'11" x 9'1" (3.02m x 2.77m)

Bathroom

9'8" x 5'10" (2.95m x 1.78m)

Storage Cupboard

3'5" x 5'3" (1.04m x 1.60m)

EXTERNAL AREA

Rear Garden

67'10" x 60' (20.68m x 18.29m)

Garage

19'10" x 8' (5.79m, 3.05m x 2.44m)

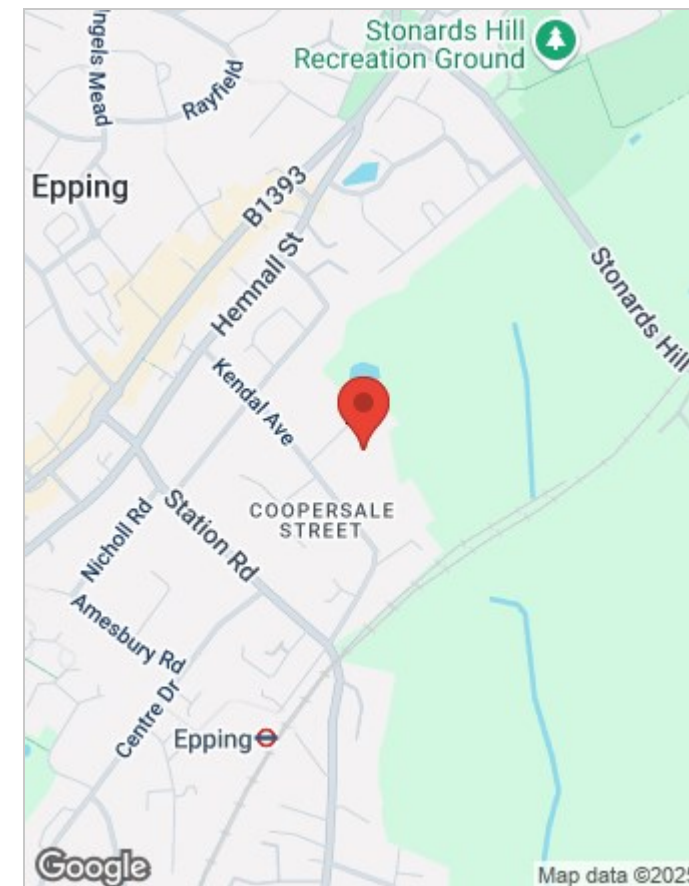
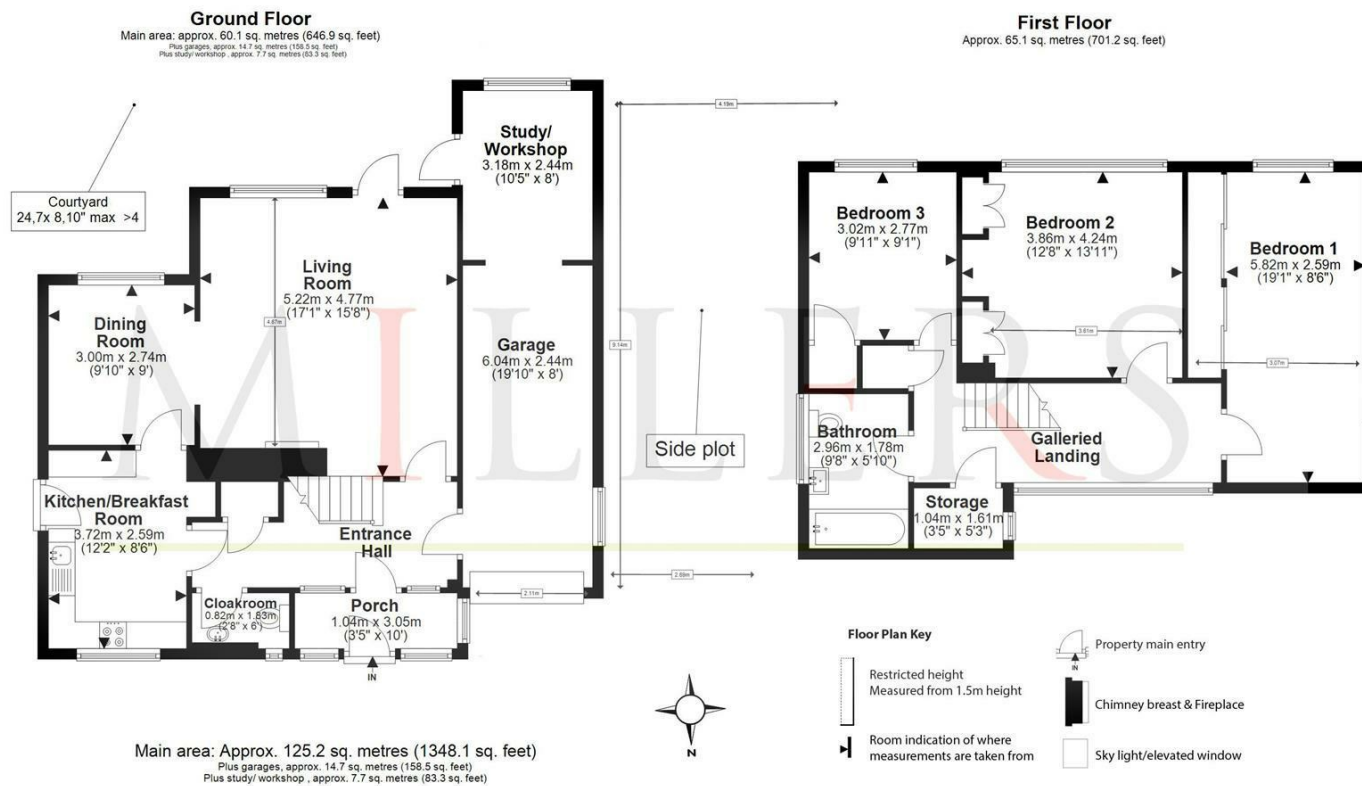
Courtyard (max)

24'7" x 8'10" (7.49m x 2.69m)

Study / Workshop

10'5" x 8' (3.18m x 2.44m)





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.

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	