



Western Avenue, Epping

O.I.E.O £575,000



MILLERS
ESTATE AGENTS

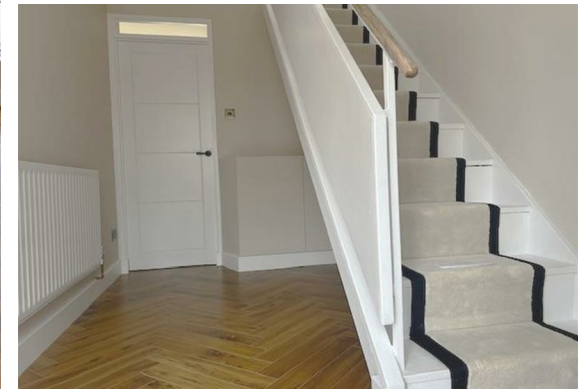
* NO ONWARD CHAIN * THREE BEDROOMS
* TWO BATHROOMS * RECENTLY
REFURBISHED *
* WELL PRESENTED REAR GARDEN * GREAT
VIEWS TO THE REAR * CLOSE TO EPPING
STATION *

Nestled on the desirable Western Avenue in Epping, this charming semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property has been recently refurbished to a high standard, ensuring a modern and comfortable living environment. The newly block paved driveway provides off street parking for two cars.

The home features a reception room, perfect for entertaining guests or enjoying quiet evenings with family. With two bathrooms, morning routines will be a breeze, providing convenience for all occupants. The property also includes a detached garage, offering ample storage space or the potential for a workshop.

One of the standout features of this residence is its prime location. Epping Station and the vibrant High Street are easily accessible, making commuting and local amenities just a short stroll away. This adds to the appeal for those who appreciate the balance of suburban tranquillity and urban convenience.

Furthermore, the property is offered with no onward chain, allowing for a smooth and efficient purchase process. This semi-detached house is not just a home; it is a lifestyle choice, combining comfort, style, and practicality in one of Epping's most sought-after areas. Do not miss the chance to make this delightful property your own.





Porch
6'8 x 2'10 (2.03m x 0.86m)

Entrance Hall

Living Room
12'0" x 13'8" (3.66m x 4.17m)

Kitchen/Dining Room
8'6" x 20'9" (2.59m x 6.32m)

Family Room/Office
17'2" x 7'1" (5.23m x 2.15m)

Shower Room
7'1 x 3'0 (2.16m x 0.91m)

Landing

Bedroom 1
12'0 x 12'0 (3.66m x 3.66m)

Bedroom 2
8'5" x 13'5" (2.57m x 4.09m)

Bedroom 3
9'0"max x 8'7" (2.74mmax x 2.62m)

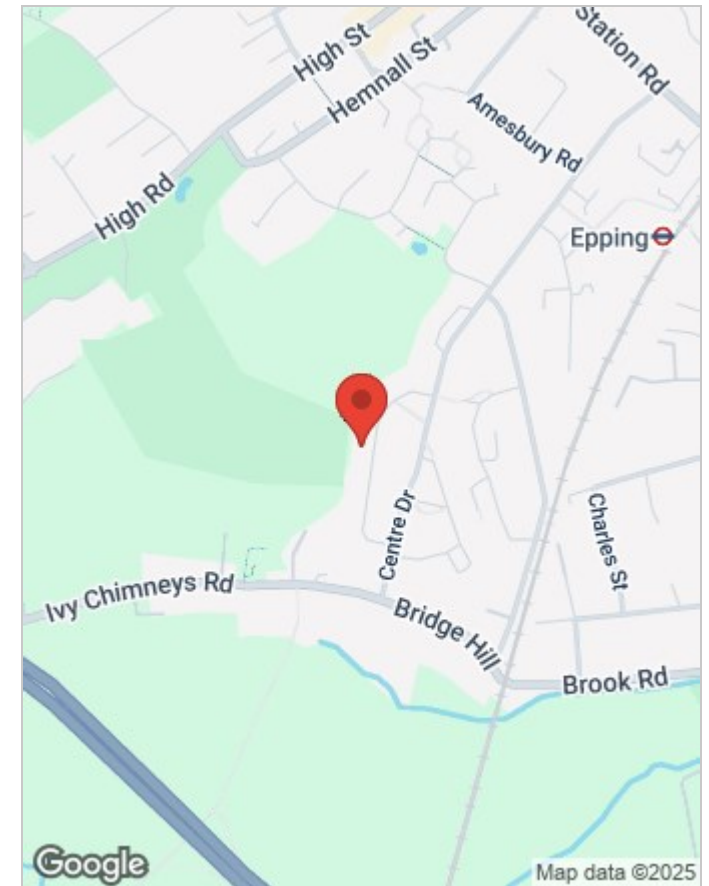
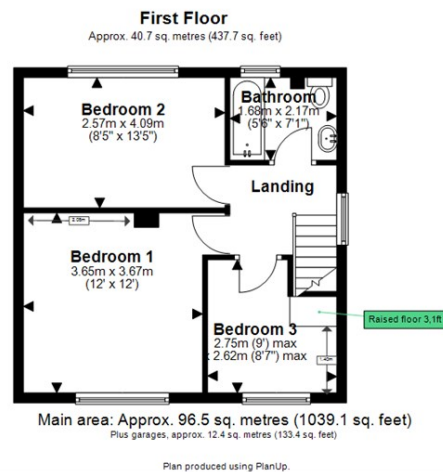
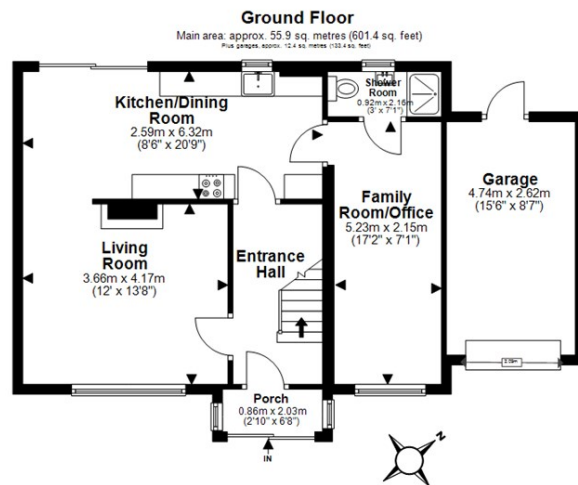
Bathroom
7'1 x 5'6 (2.16m x 1.68m)

EXTERIOR

Rear Garden
60'0 x 40'0 (18.29m x 12.19m)

Garage
15'6 x 8'7 (4.72m x 2.62m)





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	63	England & Wales	EU Directive 2002/91/EC	77

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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