



**Forest Close, High Beech**

**Price Range £800,000 - £825,000**



**MILLERS**  
ESTATE AGENTS

\* PRICE RANGE: £800,000 - £825,000 \*  
BEAUTIFULLY PRESENTED \* EXTENDED  
ACCOMMODATION \* SEMI DETACHED \* FOUR  
BEDROOMS \* TWO BATHROOMS \* RECENTLY  
REFURBISHED \* THREE RECEPTIONS \* MODERN  
KITCHEN BREAKFAST ROOM \* IMMACULATE \* 90 FT  
GARDEN

Nestled in the desirable High Beech area of Waltham Abbey, this stunning semi-detached house on Forest Close offers a perfect blend of modern living and natural beauty. Recently refurbished, the property is beautifully presented throughout, making it an ideal home for families or those seeking a spacious retreat.

With four well-proportioned bedrooms, there is ample space for relaxation and privacy. The three reception rooms provide versatile living areas, perfect for entertaining guests or enjoying quiet family time. The layout is thoughtfully designed to maximise comfort and functionality, ensuring that every corner of the home is both inviting and practical. The property boasts two modern bathrooms, catering to the needs of a busy household. The contemporary finishes and fixtures add a touch of elegance, making daily routines a pleasure.

Outside, the house benefits from parking for two vehicles to the front with two further spaces through the gates totalling four spaces, a valuable feature in this sought-after location. The surrounding area is rich in natural beauty, with Epping Forest just a stone's throw away, offering a wealth of outdoor activities and scenic walks.

This home is not just a place to live; it is a lifestyle choice, combining the tranquillity of forest living with the convenience of nearby amenities. Whether you are looking to settle down or invest in a property that promises both comfort and charm, this semi-detached house on Forest Close is a remarkable opportunity not to be missed.





## GROUND FLOOR

### Porch

5'9" x 4'1" (1.75m x 1.24m)

### Entrance Hall

### Family Room

13'4" x 11'7" (4.06m x 3.53m)

### Kitchen Breakfast Room

7'10" x 23'9" (2.39m x 7.26m)

### Living Room

15'5" x 9'4" (4.71m x 2.84m)

### Dining Room

9'6" x 9'7" (2.89m x 2.92m)

### Utility Room

10'6" x 8'5" (3.20m x 2.57m)

### Shower Room

8'6" x 3'10" (2.59m x 1.17m)

### Landing

### Bedroom One

12'5" x 10'8" (3.78m x 3.26m)

### Bedroom Two

10'3" x 11'7" (3.12m x 3.54m)

### Bedroom Three

11'2" x 8'0" (3.41m x 2.45m)

### Bedroom Four

8'9" x 10'8" (2.67m x 3.24m)

### Bathroom

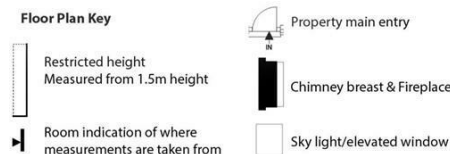
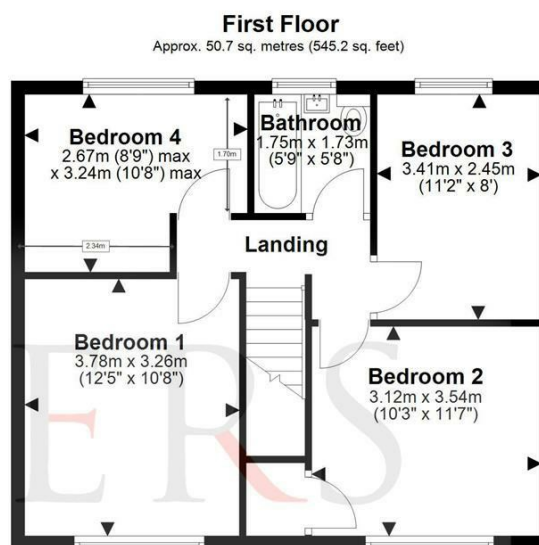
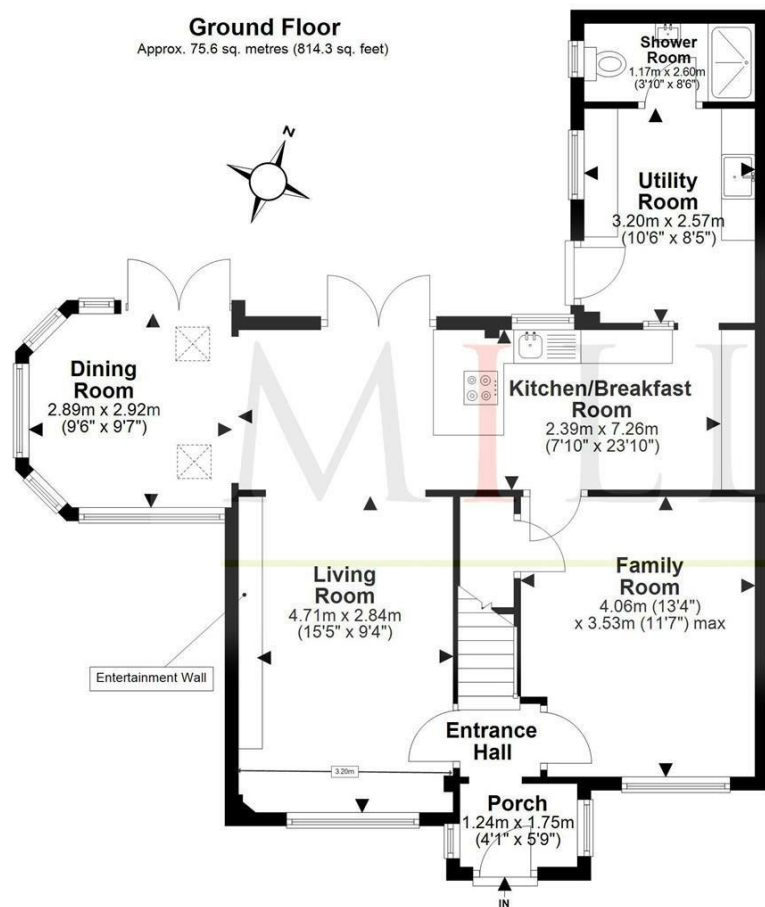
5'9" x 5'8" (1.75m x 1.73m)

## EXTERIOR

### Rear Garden

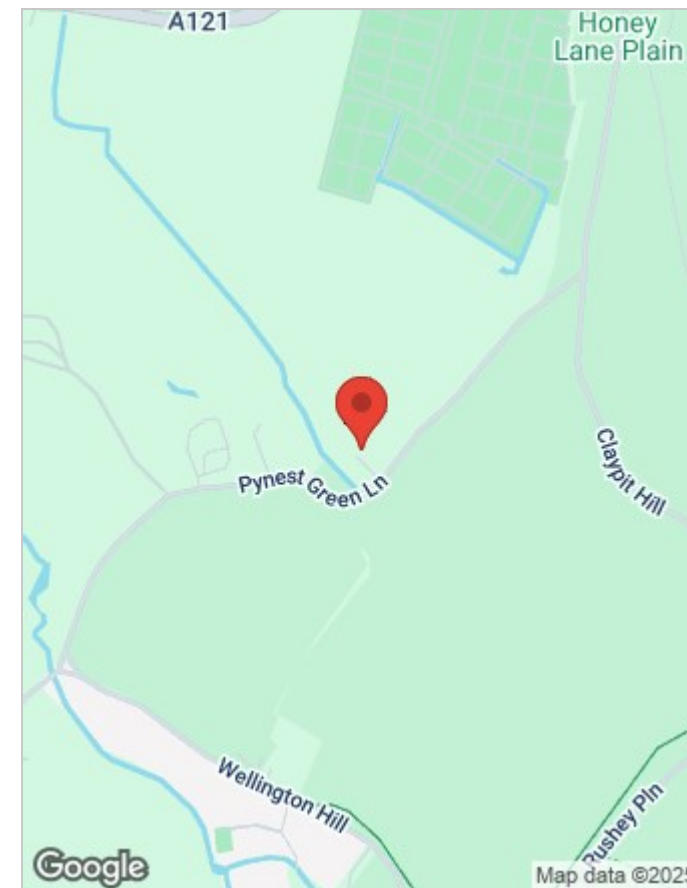
90'0 max x 48'0 max narr to 12'0  
(27.43m max x 14.63m max narr to  
3.66m)





Total area: approx. 126.3 sq. metres (1359.5 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>                            |                         | <b>84</b> | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            | <b>66</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.

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