



Centre Drive, Epping  
Guide Price £575,000



MILLERS  
ESTATE AGENTS



\* THREE BEDROOMS \* SEMI DETACHED HOUSE \* WALKING DISTANCE TO HIGH STREET \* EASY ACCESS TO EPPING STATION \* POTENTIAL TO EXTEND \* NO ONWARD CHAIN \*

Nestled in the desirable area of Centre Drive, Epping, this charming three-bedroom semi-detached house presents an excellent opportunity for families and professionals alike. Boasting a prime location, the property is within walking distance of Epping High Street and the station, making it ideal for those who commute or enjoy the vibrant local amenities.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation and entertaining. The well-appointed kitchen/diner is a highlight of the home, providing a sociable area for family meals and gatherings. The three spacious bedrooms offer ample accommodation, making this property suitable for a variety of living arrangements.

One of the standout features of this home is the potential for extension, allowing you to tailor the property to your specific needs and preferences. Additionally, the house benefits from off-street parking for up to three vehicles, a valuable asset in this sought-after location.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a convenient base close to transport links and local shops, this semi-detached house on Centre Drive is a fantastic choice. Don't miss the chance to view this delightful home and explore the possibilities it has to offer.







## GROUND FLOOR

### Porch

3'10" x 6'3" (1.17m x 1.91m)

### Living Room

10'8" x 16'9" (3.24m x 5.10m)

### Kitchen Dining Room

9'1" x 19'11" (2.76m x 6.07m)



## FIRST FLOOR

### Bedroom One

9'11" x 13'4" (3.01m x 4.06m)

### Bedroom Two

11'0" x 10'11" (3.35m x 3.33m)

### Bedroom Three

8'3" x 8'4" (2.51m x 2.54m)

### Bathroom

6'1" x 6'7" (1.85m x 2.01m)

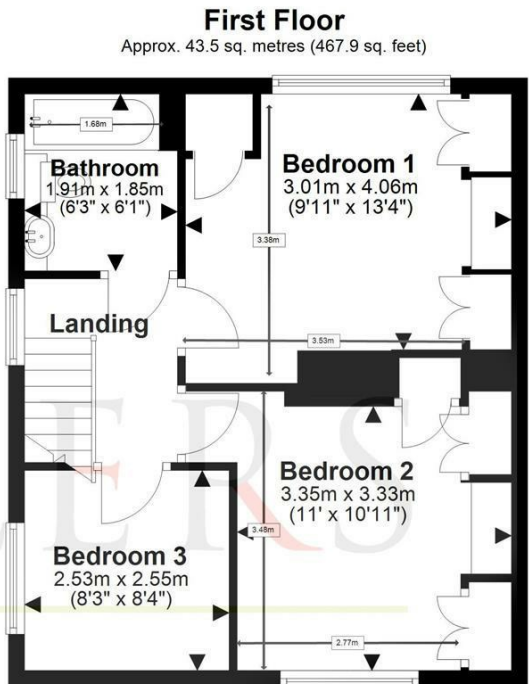
## EXTERIOR

### Rear Garden

83'0 x 25'6 (25.30m x 7.77m)

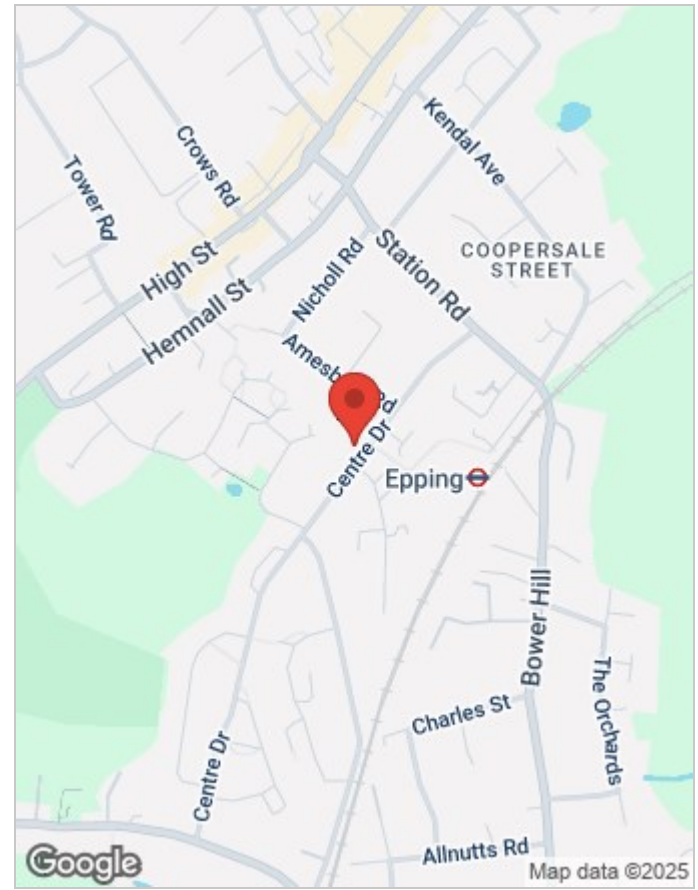






**Total area: approx. 88.8 sq. metres (955.8 sq. feet)**

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.

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.

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