



**Upland Road, Thornwood**

**Asking Price £539,995**

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**MILLERS**  
ESTATE AGENTS



Welcome to this charming semi-detached family residence, nestled on the delightful outskirts of Epping in the serene village of Thornwood, where sweeping views of lush arable farmland create a peaceful backdrop for your family life. This lovely property boasts three inviting bedrooms, two beautifully designed bathrooms & an open-plan kitchen that seamlessly flows into a cosy breakfast dining room. Plus, there's convenient off-street parking for two vehicles on a stylish block-paved driveway!

As you step inside, you'll be greeted by a warm entrance hall leading to a generous living room, perfect for family gatherings & relaxation. The thoughtful layout includes stairs that guide you to the first floor, along with access to a handy guest WC & a tucked-away storage cupboard. The fully-fitted kitchen dining room is a true highlight, featuring patio doors that invite you to enjoy the sunny rear garden. Equipped with modern built-in appliances, including an oven, hob & extractor fan, it also boasts a convenient breakfast bar— perfect for your families busy mornings!

The first floor offers a welcoming landing that connects you to three delightful bedrooms: two spacious doubles & a generous single. You'll also find a stylish three-piece bathroom suite, complete with chic white sanitary ware. Plus, there's easy access to a valuable loft space with a drop-down ladder, offering extra storage & exciting potential for a loft conversion or even a fourth bedroom with the right planning permissions.

Stepping outside, the south-facing garden is a sun-drenched oasis, primarily laid to lawn & complemented by a lovely sandstone patio area, convenient side access & sturdy wooden fencing —perfect for outdoor fun & relaxation!

being just 2.5 miles from Epping's vibrant High Street, filled with shops, bars & restaurants. Commuting is easy with Epping's Central Line Station, offering direct access to London, along with excellent road links to the A414 and M11.







## GROUND FLOOR

### Living Room

15'7" x 11'3" (4.75m x 3.43m)

### Kitchen Diner

18'2" x 13'7" (5.54m x 4.14m)

### Cloakroom WC

8' x 3'0" (2.44m x 0.91m)

## FIRST FLOOR

### Bedroom One

12'2" x 10'2" (3.71m x 3.10m)

### En-Suite Shower Room

3'11" x 10'1" (1.19m x 3.07m)

### Bedroom Two

11'1" x 10' (3.38m x 3.05m)

### Bedroom Three

7'11" x 7'11" (2.41m x 2.41m)

### Family Bathroom

10'7" x 5'7" (3.23m x 1.70m)

## EXTERIOR

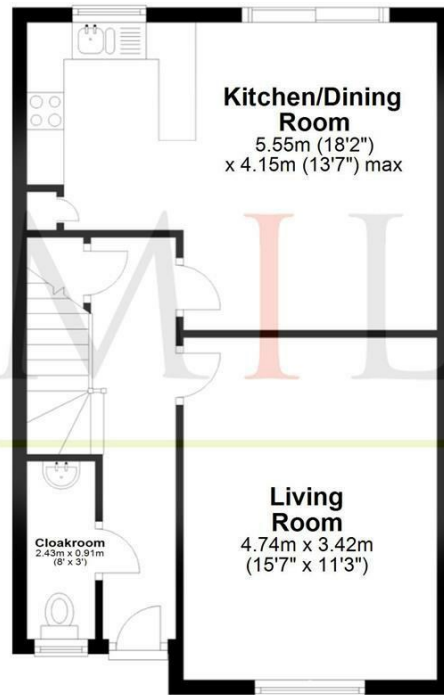
### Rear Garden

50'11" x 30'10" (15.54m x 9.41m)



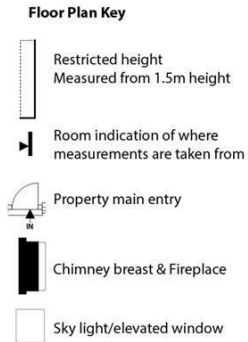
## Ground Floor

Approx. 49.7 sq. metres (535.4 sq. feet)



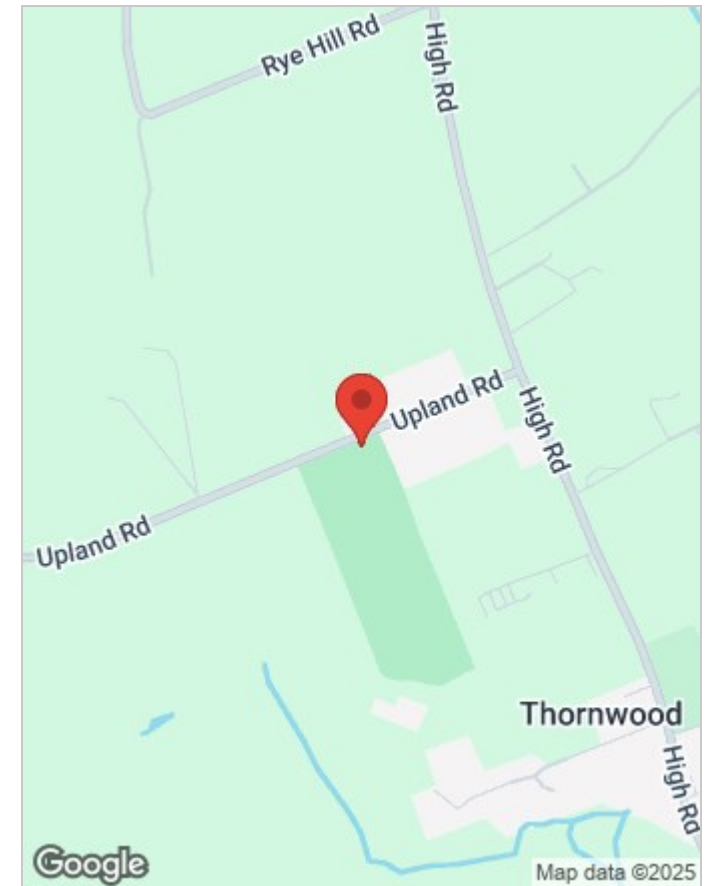
## First Floor

Approx. 49.8 sq. metres (536.5 sq. feet)



Total area: approx. 99.6 sq. metres (1071.9 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>                          |         | <b>94</b> | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</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 |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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