



**Woodberry Down, Epping, CM16 6RJ**

**Asking Price £775,000**

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**MILLERS**  
ESTATE AGENTS

**\*EXTENDED\* FOUR DOUBLE BEDROOMS \*IMACULATE THROUGHOUT\*** Millers are delighted to bring to the market this impressive four double bedroom semi detached family home in the popular road of Woodberry Down. The property offers great living accommodation throughout comprising, an entrance hallway with doors to a utility room and downs stairs WC, A modern fitted kitchen and an open plan lounge diner. The first floor offers a large family bathroom and three good sized bedrooms. The second floor has a large master bedroom with an en suite and a walk in wardrobe.

The property is located within a short walk of the High Street with its shops, bars, cafes and restaurants. Woodbury Down is also within a close proximity to arable farmland and parts of Epping Forest. Epping Town offers an Tube Station, situated at the end of the Central Line serving London and has good transport links to the M25 at Waltham Abbey and the M11 at Hastingwood or the A414 to Chelmsford.

**Front door**

**Entrance Hall**

**Cloakroom**



**Utility Room**

7'10" x 7'11" (2.39m x 2.41m)

**Kitchen**

15'8" x 7'10" (4.78m x 2.40m)

**Living Room**

12'2" x 19'8" (3.70m x 5.99m)

**Dining Room**

9'5" x 11'6" (2.88m x 3.51m)

**Landing**

**Bedroom 2**

12'2" x 10'1" (3.71m x 3.07m)

**Wet Room**

**Bedroom 3**

12'3" x 9'4" (3.73m x 2.84m)

**Bedroom 4**

9'2" x 9'0" (2.80m x 2.74m)

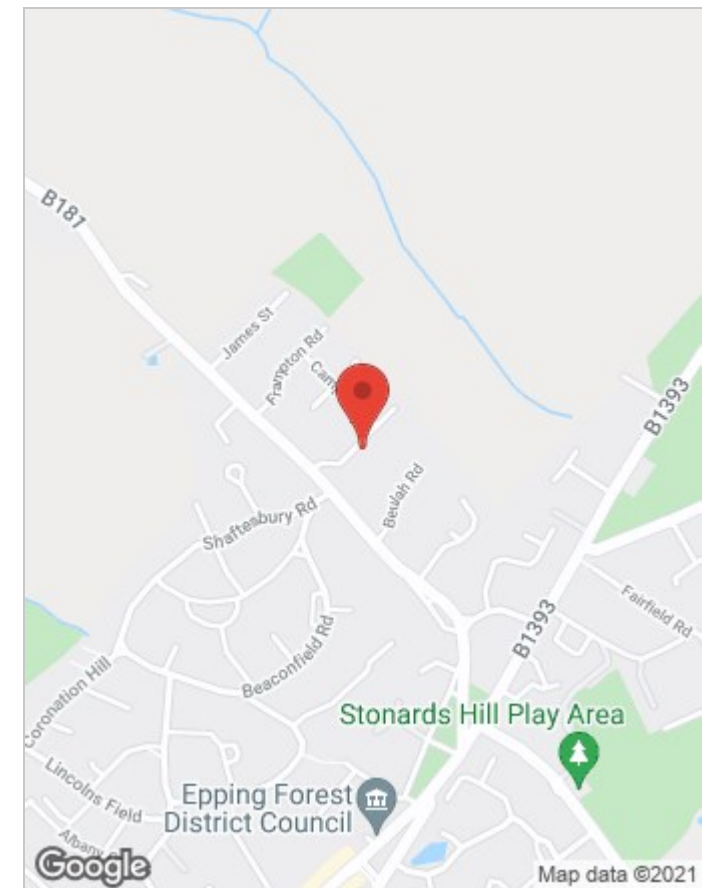
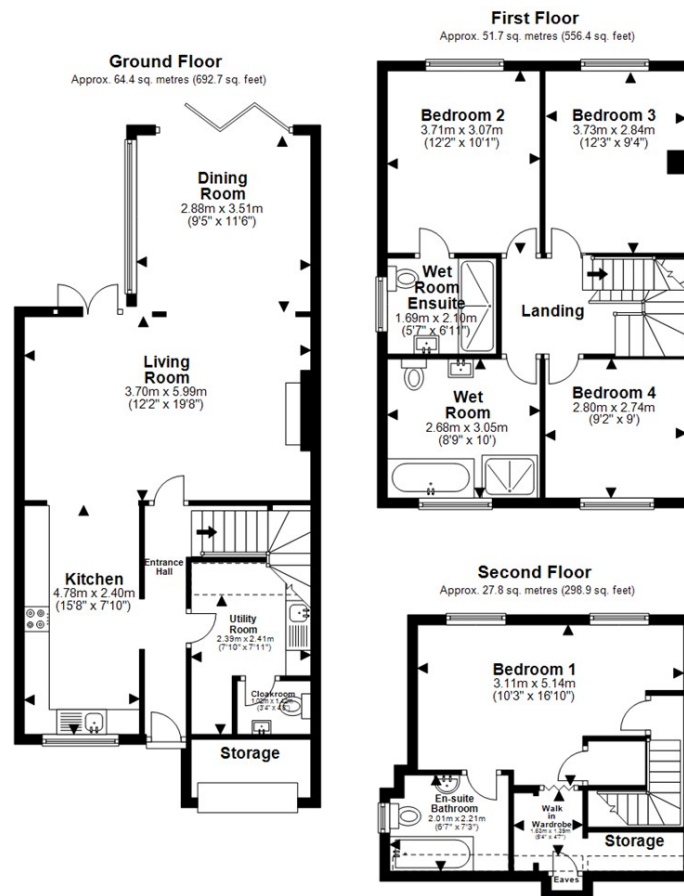
**Bedroom 1**

10'2" x 16'10" (3.11m x 5.14m)

**Wet Room Ensuite**

**En-suite Bathroom**

**Walk in Wardrobe**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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>			(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
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>58</b>	<b>England &amp; Wales</b>
		<b>46</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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