



**Weald Bridge Road, North Weald**

**Asking Price £720,000**



**MILLERS**  
ESTATE AGENTS

**\*DETACHED FAMILY HOME \* FOUR BEDS & THREE RECEPTIONS \* APPROX 2030 SQ FT \* GARAGE & CARRIAGE DRIVEWAY \* LARGE REAR GARDEN & COUNTRYSIDE VIEWS \* BI-FOLDING DOORS \***

A well-presented detached family home offering generous family accommodation. There are four generous bedrooms and a spacious ground floor providing three reception rooms. The accommodation comprises an entrance porch leading to the front living room, an inner lobby gives access to a shower room, dining room and a family room with bi-folding doors leading to the rear garden. There is a spacious kitchen breakfast room. A door from the side hallway allows access to the rear garden and garage. The first floor landing offers a spacious master bedroom with a range of built in wardrobes, door to an en-suite bathroom comprising a three-piece suite. There are three further bedrooms, two offer built in wardrobes and a family bathroom with a white four-piece suite. Externally, the front features an "in & out" carriage driveway providing ample parking. There is access to the integral garage and side access to the garden. The recently landscaped rear garden includes a wonderful decking area, extensive lawn area with shrub and bush borders. The property enjoys open fields to the rear providing spectacular countryside views. The property is in excellent decorative order and benefits from new double glazed windows and doors.

North Weald is a friendly and popular village offering a good local primary school, local shops including a COOP, restaurants and x2 public houses. North Weald enjoys a close proximity to open countryside and arable farmland which is ideal for walking and cycling and is close to parts of Epping Forest for horse riding and bike riding. Transport links are offered via the A414 for Chelmsford, Harlow and Ware and the M11 at Hastingwood and M25 at Waltham Abbey. Epping Town is approximately 2.5 miles distance and benefits from a Central Line Underground Station serving London.





## GROUND FLOOR

### Living Room

18'10" x 12'8" (5.74m x 3.86m)

### Kitchen Breakfast Room

15'6" x 15' (4.72m x 4.57m)

### Dining Room

10'11" x 8'7" (3.33m x 2.62m)

### Family room

12'11" x 7'6" (3.94m x 2.29m)

### Shower Room

7'5" x 4'8" (2.26m x 1.42m)

## FIRST FLOOR

### Bedroom One

18'3" x 11'11" (5.56m x 3.63m)

### En-Suite Bathroom

10'1" x 7'7" (3.07m x 2.31m)

### Bedroom Two

16'7" x 8'7" (5.05m x 2.62m)

### Bedroom Three

13'3" x 9'2" (4.04m x 2.79m)

### Bedroom Four

8'10" x 8'5" (2.69m x 2.57m)

### Family Bathroom

8'9" > 6'2" x 7'3" (2.67m > 1.88m x 2.21m)

## EXTERNAL AREA

### Front Garden

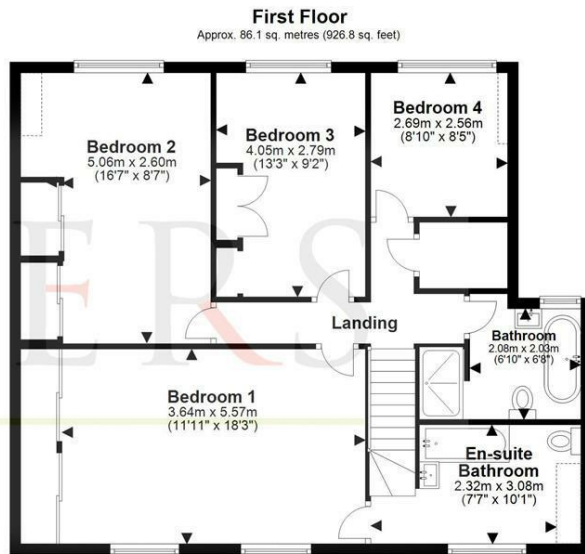
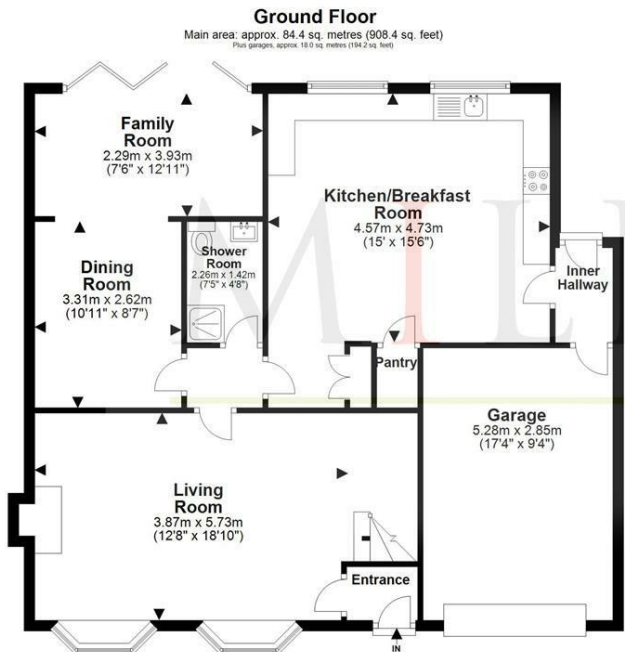
34' x 40' (10.36m x 12.19m)

### Rear Garden

62' x 40' (18.90m x 12.19m)

### Single Garage

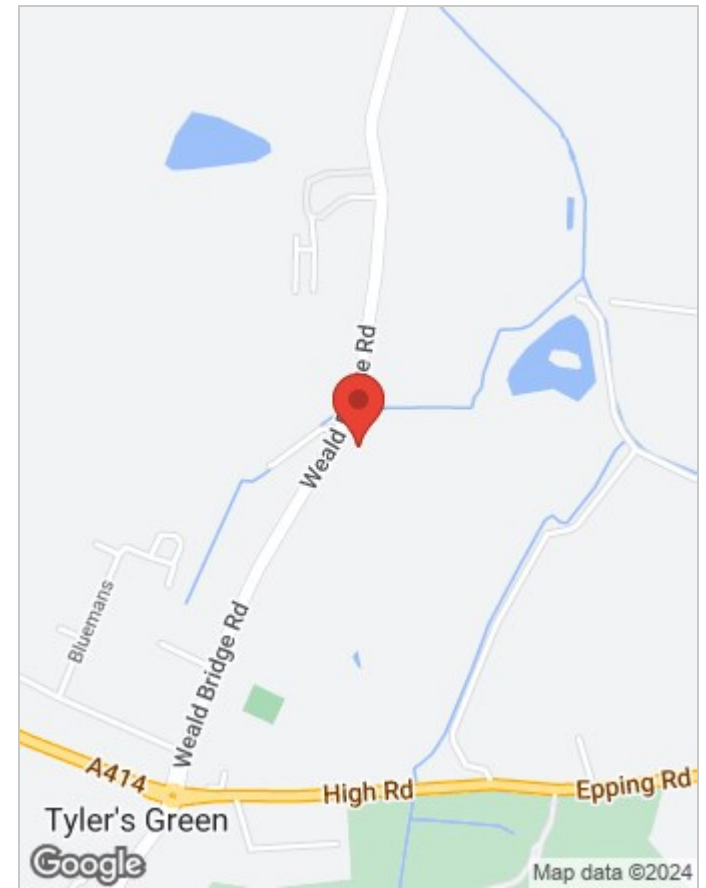
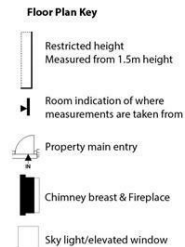
17'4" x 9'4" (5.28m x 2.84m)



Main area: Approx. 170.5 sq. metres (1835.2 sq. feet)  
Plus garages, approx. 18.0 sq. metres (194.2 sq. feet)

Total area including garages and outbuildings: approx. 188.5 sq metres (2029.4 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  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	70
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D		55	66
(39-54) E			
(21-38) F			
(1-20) G			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.