



Brookfield, Weald Hall Lane, Thornwood

O.I.E.O £575,000



MILLERS
ESTATE AGENTS

* DETACHED FAMILY HOME * THREE / FOUR BEDROOMS * THREE RECEPTION ROOMS * QUIET CUL-DE-SAC SETTING * SPACIOUS DRIVEWAY WITH AMPLE PARKING * CHAIN FREE *

A detached house offering substantial versatile family accommodation comprising three reception rooms, three or four bedrooms, bathroom and en-suite. The property enjoys a quiet cul de sac position.

The ground floor has an entrance hallway leading to a lounge/diner which opens into a conservatory overlooking the rear garden. There is a fitted kitchen, a separate utility room and a ground floor cloakroom. the garage has been converted to provide a great second reception room. The first floor boasts a master bedroom with an en-suite shower room plus a walk in wardrobe (originally bedroom 4), there are two further double bedrooms and a family bathroom.

The front of the property enjoys a large block paved driveway allowing parking for numerous vehicles plus a carport. Side access leads to a rear garden with a patio area, artificial lawn area, rear decking, along with various trees and bushes borders.

The village of Thornwood Common is situated on the northern edge of Epping Town and is approx. 2 miles from the High Street with its shops, bars, cafes, and restaurants. Epping provides access to London via its Central Line Station. Thornwood also has great road transport links at Hastingwood for the A414 and the M11 to Cambridge & London.





GROUND FLOOR

Entrance Hallway

Living/Dining Room

15'8" x 13'0" (4.78m x 3.95m)

Conservatory

11'5" x 11'10" (3.48m x 3.61m)

Family Room

16'8" x 8'10" (5.09m x 2.69m)

Kitchen

10'1" x 7'8" (3.08m x 2.33m)

Cloakroom

4'8" x 3'3" (1.42m x 0.99m)

Utility Room

8'4" x 6'3" (2.54m x 1.91m)

FIRST FLOOR

Bedroom One

11'4" x 8'8" (3.46m x 2.63m)

En-suite Shower Room

6'5" x 2'5" (1.96m x 0.74m)

Dressing Room/Bed Four

8'11" x 6'8" (2.71m x 2.02m)

Bedroom Two

10'3" x 9'4" (3.13m x 2.85m)

Bedroom Three

13'0" x 9'0" (3.96m x 2.75m)

Bathroom

6'9" x 6'5" (2.06m x 1.96m)

EXTERNAL AREA

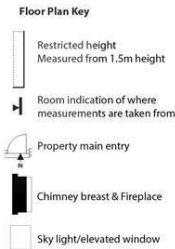
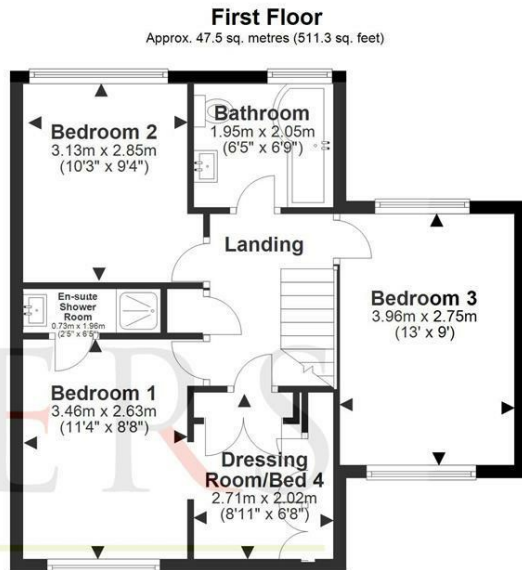
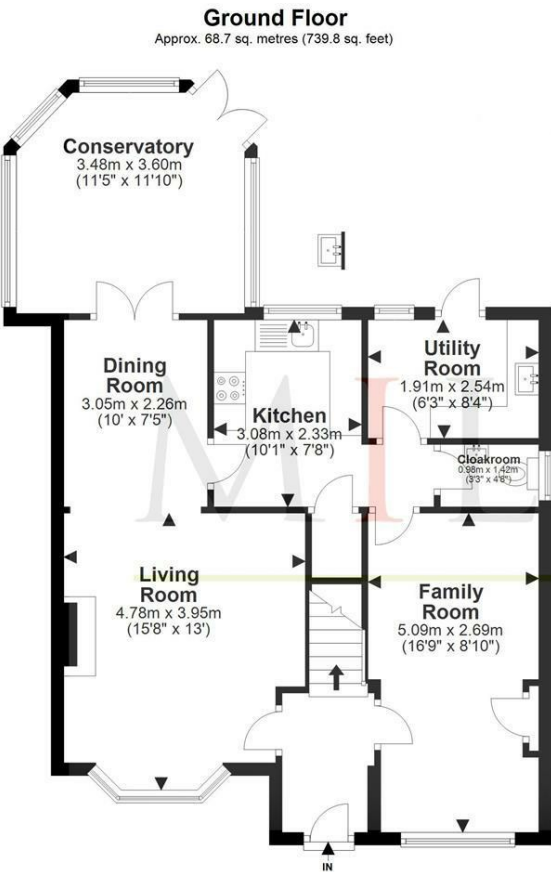
Blocked Driveway for off street parking

Car Port for off street parking

Rear Garden

33'4" x 32'4" (10.16m x 9.86m)





Total area: approx. 116.2 sq. metres (1251.1 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.