



The Magpies, Epping Green, Epping
Price Range £500,000 - £515,000

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MILLERS
ESTATE AGENTS

* PRICE RANGE £500,000 to £515,000 *
 THREE BEDROOMS * CARPORT *
 BEAUTIFULLY PRESENTED THROUGHOUT *
 DOUBLE GLAZED CONSERVATORY * Nestled
 in the charming area of Epping Green,
 this delightful three-bedroom terraced
 house offers a perfect blend of modern
 living and community spirit. The property
 features a spacious reception room, ideal
 for both relaxation and entertaining
 guests. The heart of the home is
 undoubtedly the modern kitchen diner,
 which provides a stylish and functional
 space for family meals and gatherings.
 The property also benefits from a double
 glazed conservatory and ground floor wc.

With three well-proportioned bedrooms,
 this home is perfect for families or those
 looking for extra space. The property also
 includes a contemporary bathroom,
 ensuring comfort and convenience for all
 residents. Situated within the sought-
 after Epping Upland School catchment,
 this location is particularly appealing for
 families seeking quality education for
 their children. Additionally, the property
 benefits from carport parking, providing
 secure and convenient off-street parking
 for one vehicle and communal parking.

Epping Green is a quiet village situated
 on the outskirts of Epping Town. It is
 approximately 3.8 miles to the High Street
 with all its shops, cafes, bars, and
 restaurants and the Central line station
 serving London. Demand is usually high
 for this village due to the popular
 primary school, arable farmland setting
 and its ease of access into both Epping
 and Harlow which offer a wide variety
 Shops and access into London via the
 over ground and tube networks. The M11
 & M25 are also accessible at
 Hastingwood and Waltham Abbey.





GROUND FLOOR

Entrance Hall

15'9" x 7'9" (4.80m x 2.36m)

Cloakroom WC

5'11" x 2'9" (1.80m x 0.84m)

Living Room

19'8" x 10'7" (6.00m x 3.22m)

Kitchen Breakfast Room

11'9" x 18'8" (3.58m x 5.68m)

Conservatory

7'3" x 8'1" (2.21m x 2.46m)

FIRST FLOOR

Bedroom One

13'10" x 10'8" (4.21m x 3.25m)

Bedroom Two (max)

14'2" x 10'7" (4.32m x 3.23m)

Bedroom Three

8'9" x 7'10" (2.67m x 2.38m)

Bathroom (max)

8'2" x 7'8" (2.51m x 2.36m)

EXTERNAL AREA

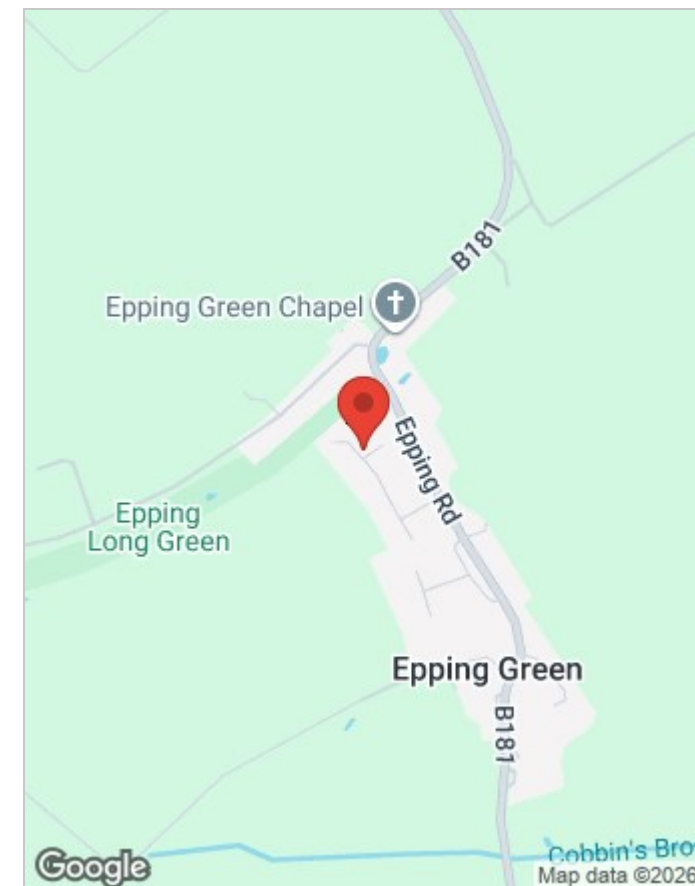
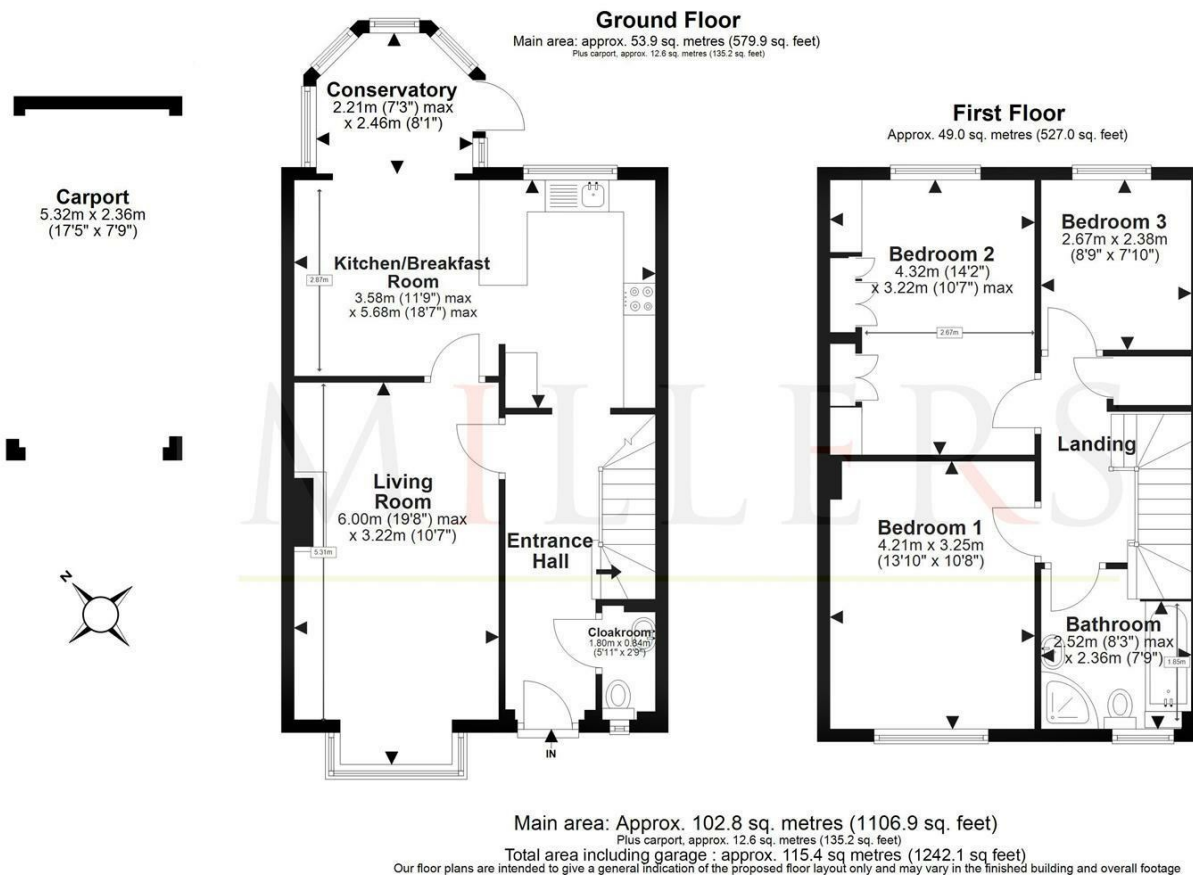
Rear Garden (max)

28'6" x 19'7" (8.69m x 5.97m)

Carport

17'5" x 7'9" (5.32m x 2.36m)





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.

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