



High Road
North Weald | Epping | Essex | CM16 6EF

FINE & COUNTRY

KEY FEATURES

Situated in the picturesque village of North Weald this five bedroom detached house offers modern open plan living, an impressive garden with far reaching views and ample off street parking for three cars.

The extended ground floor makes fantastic use of space with a generous open plan lounge/dining area, kitchen/breakfast area and family room. The lounge/dining area provides access to the large garden with bi fold doors bringing the outside in. The modern well-equipped kitchen/breakfast room has a central island, where friends and family can gather whilst a meal is being cooked or catch up over a cup of coffee. The family room is perfect for relaxing by the dual aspect fireplace and the downstairs shower room has been beautifully finished with mandarin stone. Completing the ground floor is a utility room and a conservatory overlooking the pond.

Upstairs all five bedrooms have fitted wardrobes, bedroom one also has the benefit of an en-suite shower room to help with the morning rush and the modern bathroom is fitted with Porcelanosa.

This home really offers the wow factor, it is an excellent size and has been carefully designed and decorated to create a bright and modern interior that would suit someone looking for a house they can move straight into.





SELLER INSIGHT

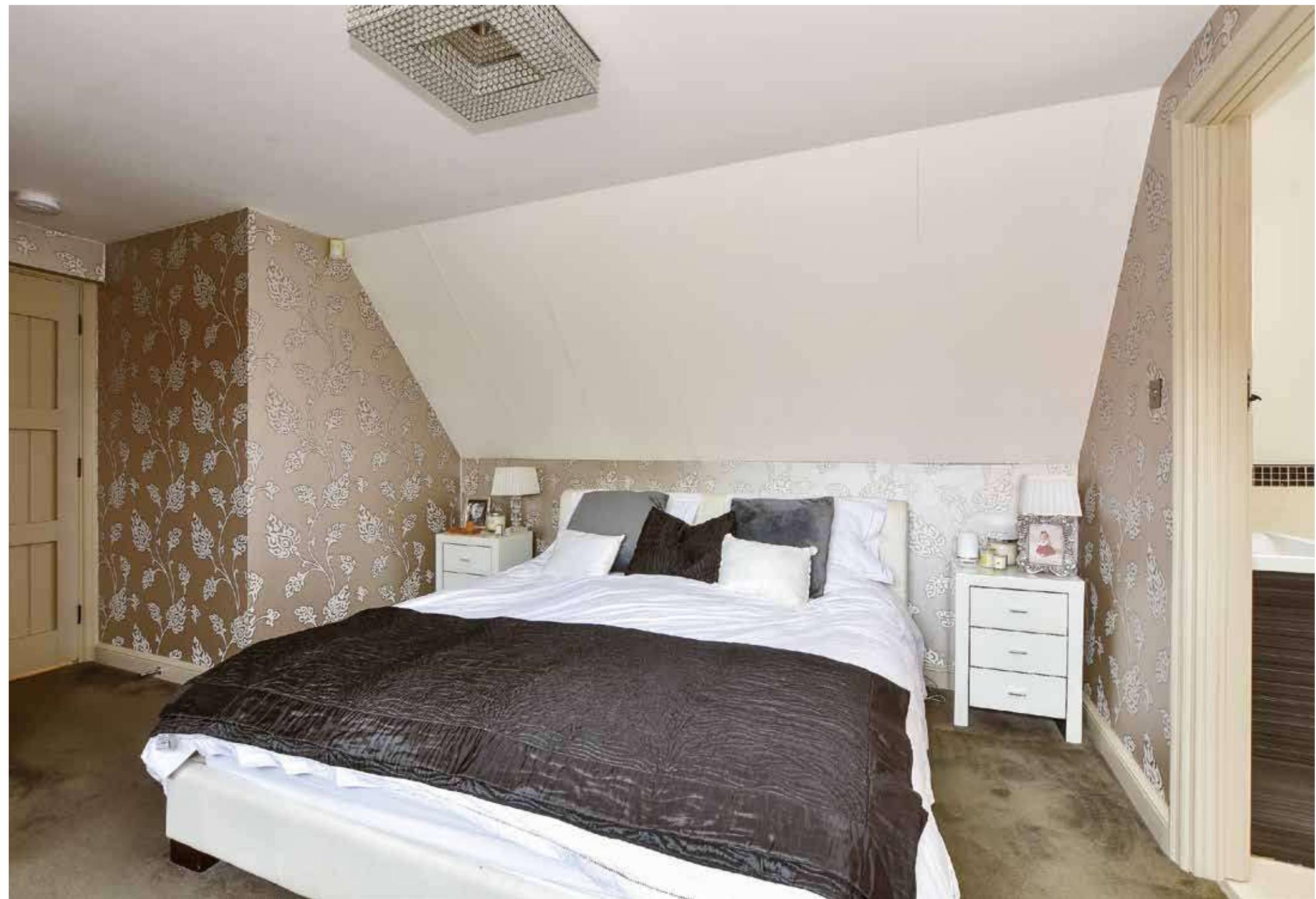
“ North Weald has been a perfect place to live for us, we have enjoyed the village location and people here are so friendly and say hello when out walking with their children or dogs. It is also so accessible with the M11 close by, which links with the M25, so commuting and getting out and about is very easy.

Our garden is one of our favourite places, it is the perfect size for the children to play in and for hosting garden parties. The house backs onto Blake's Golf Course and we have had many parties where we have tried to put the ball in the hole from the start of our garden.

We will miss this house, but it is time for us to move on and let someone else enjoy everything it has to offer.”*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel Information

Epping Underground Station
Canary Wharf
Stansted Airport

3.8 miles
18.9 miles
18.3 miles

Education

Primary School
Coopersale and Theydon Garnon
St Andrews
Coopersale Hall (Independent)

01992 574890
01992 522283
01992 577133

Local Attractions / Landmarks

Epping Forest
Hopeful Animal Sanctuary
Lee Valley Park Farm
Hainault Forest Country Park

Entertainment

Pubs and Restaurants
The Cart Shed
The Garnon Bushes
The Kings Head

07701333323
01992560211
01992525001

Secondary School
Epping St John's School
Debden Park High School
Oaklands School (Independent)

01992 573028
02085082979
02085083517

Leisure Clubs & Facilities

Blakes Golf Club
Epping Golf Course
Coopersale Cricket Club
Epping Upper Clapton Rugby Club

Healthcare

High Street Epping Surgery
St Margaret's Hospital

01992566501
01992561666



Ground Floor

Entrance Hall	17'6 x 14'6
Shower Room	44'7 x 17'5 plus 16'4 x 10'8
Kitchen/Breakfast Area	17'5 x 12'8
Lounge/Dining Area	
Family Room	
Conservatory	

First Floor

Landing	12'11 x 11'9
Bedroom 1	13'10 x 8'6
En-Suite Shower Room	12'8 x 8'6
Bedroom 2	12'8 x 7'10
Bedroom 3	9'3 x 8'0
Bedroom 4	
Bedroom 5	
Bathroom	

Outside

Off Street Parking
Rear Garden

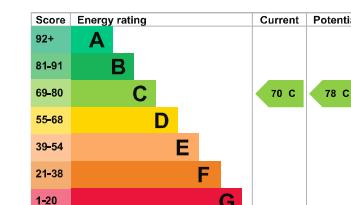
Outbuilding

Bar/Entertaining Room

Guide price £ 1,250,000

Council Tax Band: G

Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 15.05.2024



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