



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

FINE & COUNTRY

# KEY FEATURES

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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  
Stanstead Airport

3.8 miles  
18.9 miles  
18.3 miles

**Entertainment**

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

07701333323  
01992560211  
01992525001

**Healthcare**

High Street Epping Surgery  
St Margaret's Hospital

01992566501  
01992561666

**Education**

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

**Secondary School**

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

01992 574890  
01992 522283  
01992 577133

01992 573028  
02085082979  
02085083517

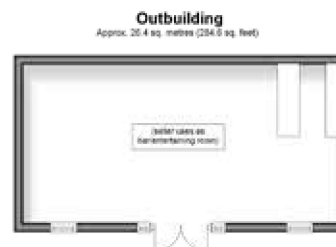
**Local Attractions / Landmarks**

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

**Leisure Clubs & Facilities**

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

01992525151  
01992572289  
07432118349  
01992572588



## Ground Floor

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

## First Floor

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

## Outside

Off Street Parking  
Rear Garden

## Outbuilding

Bar/Entertaining Room

*Guide price* £1,250,000

Council Tax Band: G

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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