



Electron House 17a, Epping, CM16 4LS

*PRICE RANGE £300,000 TO £325,000 * TWO DOUBLE BEDROOMS * GROUND FLOOR APARTMENT * PRIVATE FRONT DOOR * BATHROOM & EN-SUITE * 150 METERS TO HIGH ST* NO ONWARD CHAIN *

Tucked away in the heart of Epping, this spacious two-bedroom ground-floor apartment offers a wonderful blend of comfort and convenience. Set along Hemnall Street, just moments from the station and high street, the location is ideal for enjoying everything the area has to offer. With allocated parking, two bathrooms, and an inviting open-plan lounge and dining area, this home is perfectly suited for first-time buyers, downsizers, or commuters looking for a welcoming place to settle.

Step inside to find neutral interiors that provide a calm backdrop, ready for you to make your own. The heart of the home is a generous open-plan kitchen and lounge, featuring modern cabinetry and integrated appliances that make everyday living a pleasure. Two double bedrooms offer plenty of space, with one enjoying its own en-suite shower room, while the family bathroom invites you to unwind with a relaxing soak.

For anyone discovering Epping for the first time, it is a wonderful place to settle, with the forest, parks, welcoming pubs, restaurants, and cafes all close at hand. Everything you need is within easy reach, including the Central Line for effortless journeys into London or days out exploring. Altogether, this apartment offers a superb location and a lovely place to call home.

Epping Town has a busy High Street with bars, cafes, restaurants and boutique shops. There is a sports centre and gym in Hemnall Street, a Golf Club at Flux's Lane, and access to Epping Forest for bike riding, walking or horse riding. Local schools include Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London and good transport links on the M25 at Waltham Abbey, the M11 at Hastingwood and the A414 to Chelmsford.

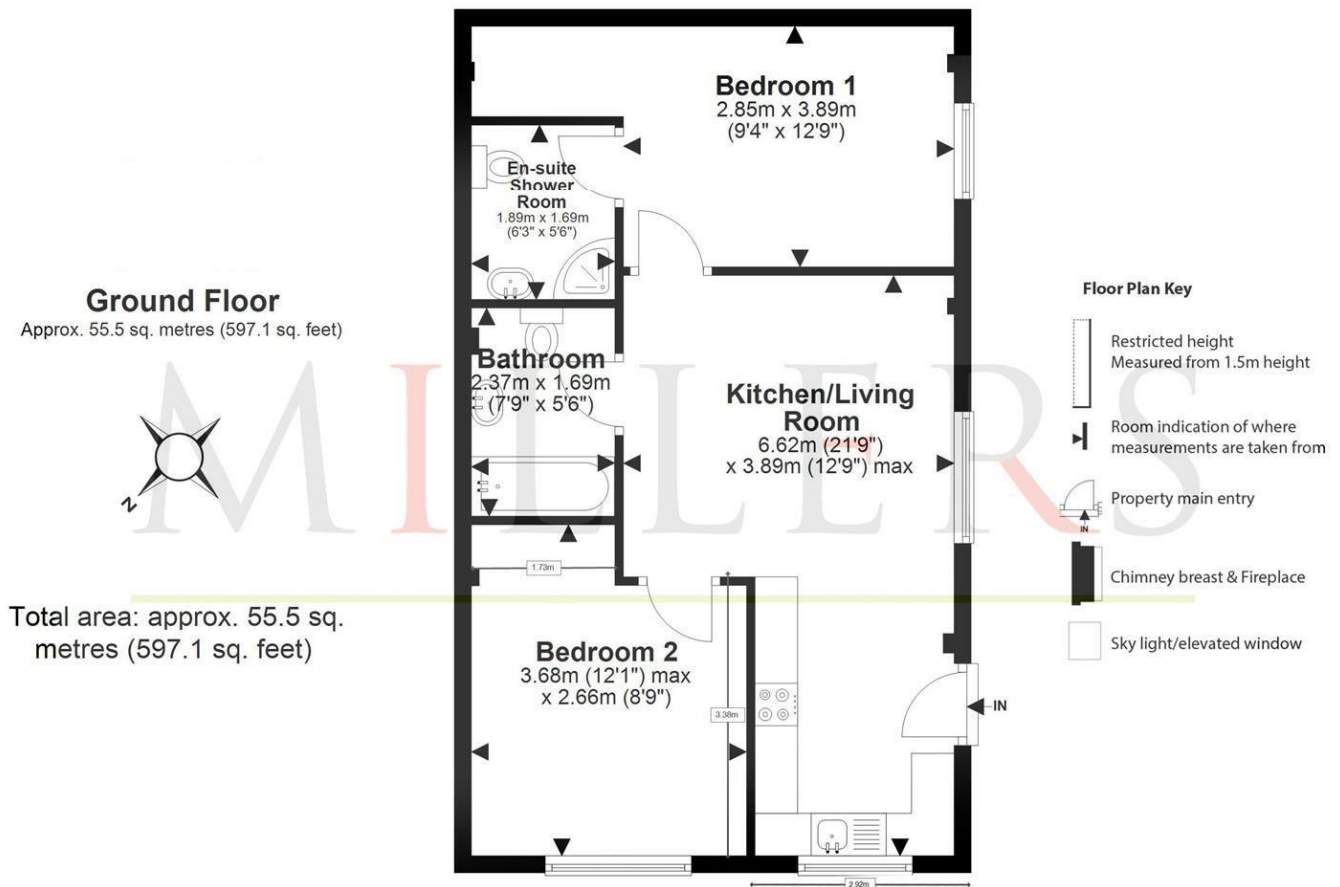


**Price Range £300,000 -
£325,000**

- PRICE RANGE £300,000 TO £325,000
- FLOOR APARTMENT. APPROX 597.1 SQ FT
- 500 METERS TO EPPING STATION VOL
- DOUBLE GLAZED WINDOWS
- APPROX 138 YEAR LEASE TERM
- ALLOCATED PARKING SPACE
- EN-SUITE TO MAIN BEDROOM
- NO ONWARD CHAIN
- GAS RADIATOR HEATING



MILLERS
ESTATE AGENTS



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.

Property Dimensions

GROUND FLOOR

Kitchen Living Room	21'9" x 12'9" (6.62m x 3.89m)
Bedroom One	9'4" x 12'9" (2.85m x 3.89m)
En-suite Shower Room	6'2" x 5'7" (1.89m x 1.69m)
Bedroom Two	12'1" x 8'9" (3.68m x 2.66m)
Bathroom	7'9" x 5'7" (2.37m x 1.69m)

EXTERNAL AREA

Allocated Parking Space



Directions

START: Millers Estate Agents & Letting Agents 229 High Street, Epping, CM16 4BP. O.0. Head southwest on High St/B1393 toward Cottis Ln. Go through 1 roundabout. 0.1. At the roundabout, take the 1st exit onto Station Rd. 0.2 Turn right onto Hemnall St. Destination will be on the left. 0.2. ARRIVE: Electron House, 17A Hemnall Street, Epping, Essex CM16 4LS. Total time: 1 mins 28s



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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