



The Magpies, Epping Green, Epping

Price Range £500,000 - £515,000

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MILLERS
ESTATE AGENTS

***PRICE RANGE £500,000 - £515,000 ***
*** THREE BEDROOMS * MODERN**
KITCHEN/DINER * CARPORT * BEAUTIFULLY
PRESENTED THROUGHOUT*
*** DOUBLE GLAZED CONSERVATORY ***
GROUND FLOOR WC * EPPING UPLAND
SCHOOL CATCHMENT

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 known for its picturesque surroundings and friendly community, making it an ideal place to call home. This terraced house presents a wonderful opportunity for those looking to settle in a vibrant area with excellent amenities and transport links nearby. Don't miss the chance to make this lovely property your own.





Entrance Hall

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

Cloakroom

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)

Landing

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bathroom

8'3" max x 7'9" (2.51m max x 2.36m)

EXTERIOR

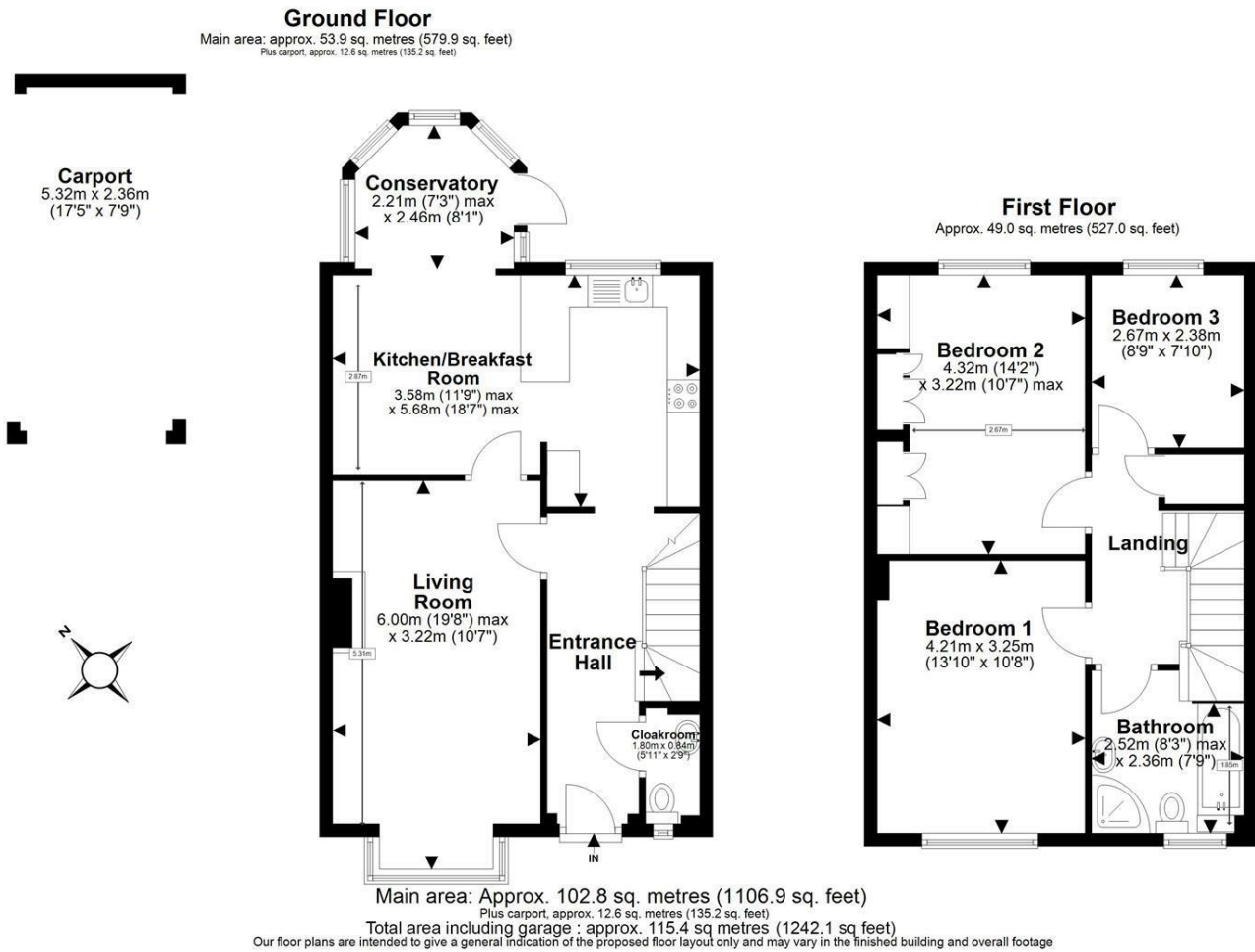
Rear Garden

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

Carport

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





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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	78	England & Wales
		63	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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