



Green Close, Epping Green

Price Range £450,000 to £480,000

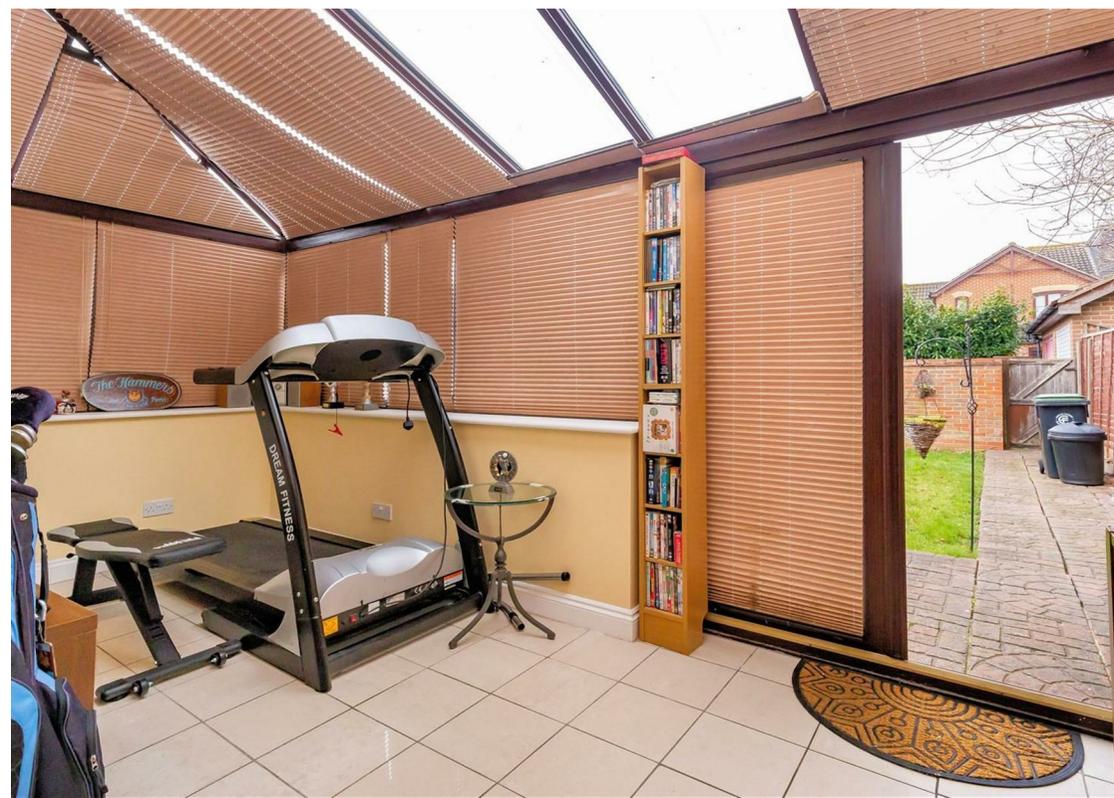
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MILLERS
ESTATE AGENTS

* PRICE RANGE £450,000 - £480,000 * SEMI DETACHED HOUSE * THREE BEDROOMS * THREE RECEPTION ROOMS * GARAGE & OFF STREET PARKING * POPULAR VILLAGE LOCATION * WESTERLY FACING GARDEN * AVAILABLE WITH NO ONWARD CHAIN *

A three bedroom, semi-detached, family home situated in the popular and semi-rural village of Epping Green. The accommodation comprises an entrance hallway leading to ground floor cloakroom WC. A fitted kitchen with built in oven, hob and extractor fan, a living room with stairs to the first floor and wooden flooring leading to the separate dining room. The conservatory has ceramic flooring and French doors leading to the rear garden which is lawned, has a patio area, side access and rear gate leading to the garage and parking space. The first floor benefits from a spacious master bedroom with built in wardrobes to one wall, a second double bedroom and a single third bedroom facing the front. There is a three-piece family bathroom with white sanitary ware and fully tiled walls. Externally; the front garden has an abundance of shrubs and bushes and a garden path to the front door. Parking on the driveway is available to the rear of the property, in front of the single garage. The rear garden well established and well presented. There is a patio area, lawn area and is enclosed with brick walling and wooden fencing.

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

Cloakroom WC

4'3" x 3'2" (1.30m" x 0.97m")

Living Room

12'4" x 12'8" (3.75m x 3.86m)

Dining Room

9'4" x 8'0" (2.85m x 2.43m)

Kitchen

9'5" x 7'2" (2.86m x 2.18m)

Conservatory

15'7" x 7'3" (4.75m" x 2.21m")

FIRST FLOOR

Bedroom One

10'9" x 9'4" (3.28m x 2.85m)

Bedroom Two

9'4" x 9'7" (2.84m x 2.93m)

Bedroom Three

11'1" x 7'0" (3.38m x 2.13m)

Bathroom

6'2" x 6'1" (1.88m x 1.85m)

EXTERNAL AREA

Rear Garden

31'3" x 20'8" (9.53m x 6.30m)

Detached Garage

17'5" x 8'7" (5.31m x 2.62m)

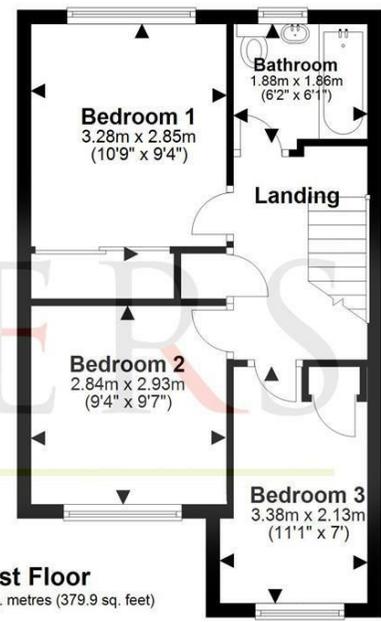
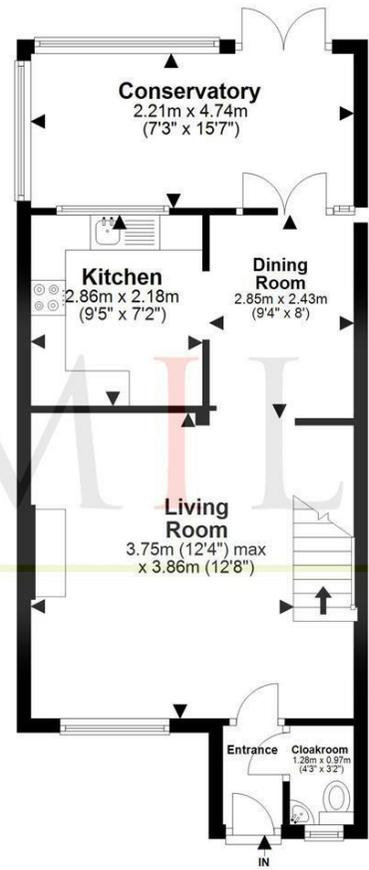
Parking Space

20' x 7' (6.10m x 2.13m)

Ground Floor
Approx. 47.0 sq. metres (505.9 sq. feet)

Floor Plan Key

-  Restricted height
Measured from 1.5m height
-  Room indication of where
measurements are taken from
-  Property main entry
-  Chimney breast & Fireplace
-  Sky light/elevated window



First Floor
Approx. 35.3 sq. metres (379.9 sq. feet)

Total area: approx. 82.3 sq. metres (885.8 sq. feet)

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
Plan produced using PlanUp.



Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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		85	(81-91) B
(69-80) C			(69-80) C
(55-68) D	62		(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
			