



Wedgewood Close, Epping
Offers Over £850,000

 4  2  2  C

MILLERS
ESTATE AGENTS

*** FOUR BEDROOMS * TOWN HOUSE *
INTEGRAL DOUBLE GARAGE * TWO
RECEPTIONS * BACKING ONTO OPEN
FARMLAND * 15 MINS TO EPPING STATION ***

Nestled in the heart of Epping, Wedgewood Close presents an exceptional opportunity to acquire a splendid four-bedroom townhouse. This property boasts a prime location, situated just a stone's throw from Epping High Street, offering a vibrant array of shops, cafes, and local amenities. For those who commute, Epping Station is conveniently within walking distance, ensuring easy access to central London.

The townhouse features two spacious reception rooms, perfect for both entertaining guests and enjoying family time. With four well-proportioned bedrooms, there is ample space for a growing family or for those who desire extra room for guests or a home office. The property also includes two bathrooms, providing convenience and comfort for all residents.

One of the standout features of this home is its parking capacity, with off street parking as well as an integral double length garage, a rare find in such a central location. Additionally, the property is offered with no onward chain, allowing for a smooth and efficient purchase process.

Backing onto picturesque open farmland, this townhouse not only provides a comfortable living space but also offers stunning countryside views, creating a serene atmosphere that is hard to find in urban settings. This combination of modern living and natural beauty makes Wedgewood Close an ideal choice for anyone seeking a harmonious lifestyle in Epping. Do not miss the chance to make this delightful property your new home.





GROUND FLOOR

Cloakroom WC (max)

4'5" x 4'0" (1.37m x 1.22m)

Kitchen

11'9" x 7'3" (3.59m x 2.21m)

Dining Room

13'10" x 11'8" (4.24m x 3.58m)

FIRST FLOOR

Living Room (max)

11'10" x 20'0" (3.63m x 6.10m)

Bedroom Two

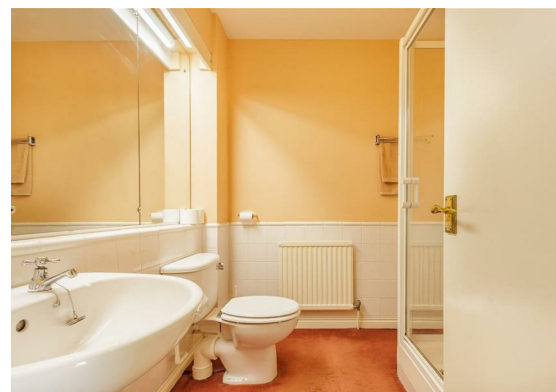
11'11" x 10'1" (3.62m x 3.07m)

Bedroom Four

11'11" x 7'10" (3.62m x 2.39m)

Shower Room (max)

6'11" x 6'7" (2.13m x 2.03m)



SECOND FLOOR

Bedroom One

16'3" x 12'0" (4.95m x 3.65m)

Dressing Room (max)

8'11" x 7'8" (2.72m x 2.34m)

En-Suite Bathroom

8'11" x 8'5" (2.72m x 2.57m)

Bedroom Three

9'0" x 11'3" (2.74m x 3.43m)

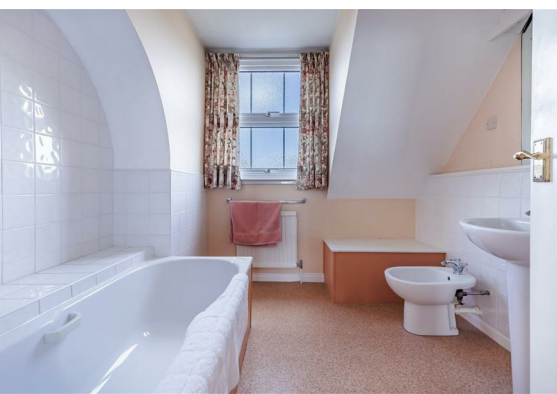
EXTERIOR

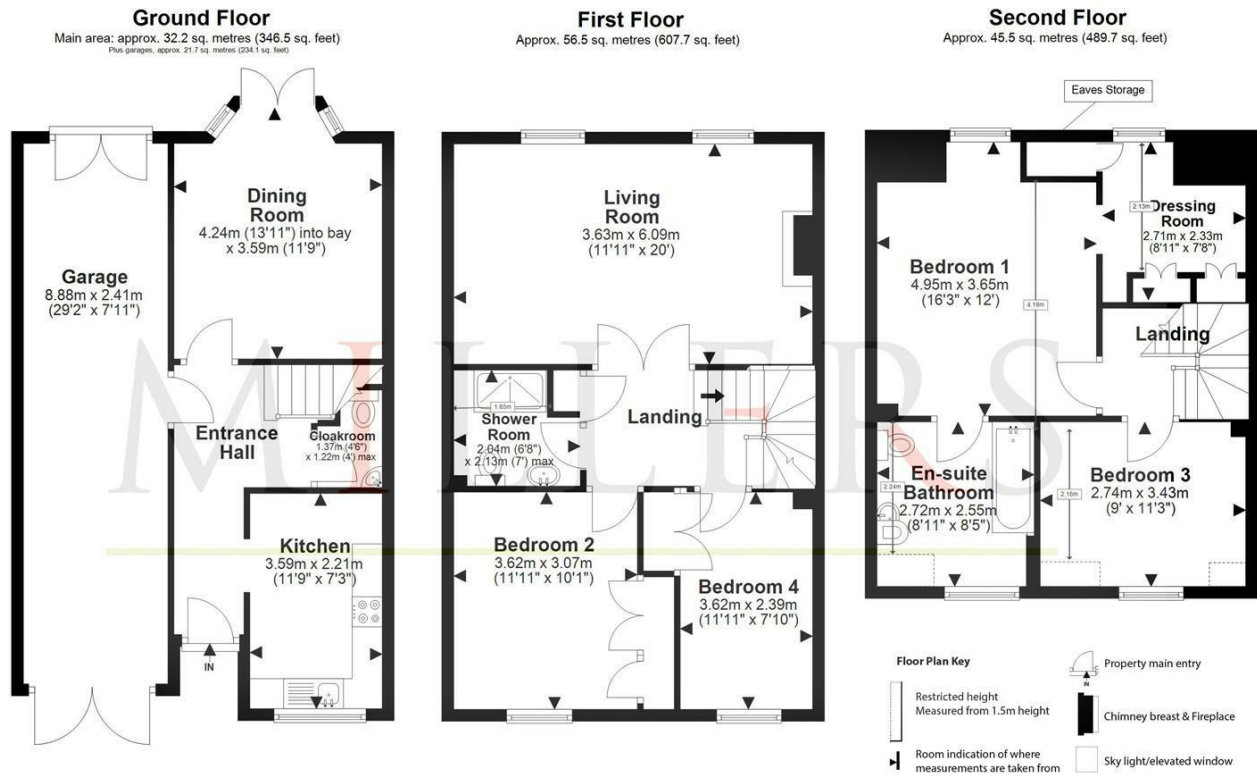
Rear Garden

66'0 x 21'0 (20.12m x 6.40m)

Garage

29'2 x 7'11 (8.89m x 2.41m)

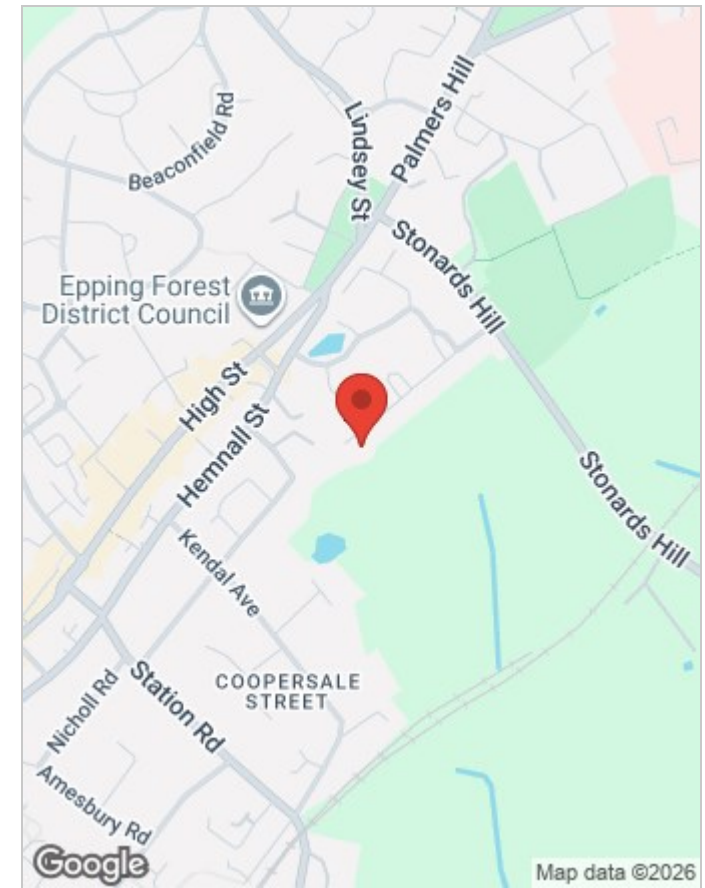




Main area: Approx. 134.1 sq. metres (1443.9 sq. feet)
Plus garages, approx. 21.7 sq. metres (234.1 sq. feet)

Total area including garage : approx. 155.8 sq metres (1678 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



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	82	England & Wales
		76	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.