



Emberson Way, North Weald, CM16 6DL

* SEMI DETACHED BUNGALOW * TWO DOUBLE BEDROOMS * SINGLE GARAGE * OFF STREET PARKING * TWO RECEPTION AREAS * PEACEFUL CUL-DE-SAC *

This well-presented two bedroom semi-detached bungalow offers comfortable ground floor living in a sought-after residential cul-de-sac. Set on a generous south-westerly facing garden plot, the home features a paved driveway with parking, an integral garage, and is just moments from open common land and the village hall, making it ideal for those seeking both convenience and a sense of community.

Stepping inside, a welcoming entrance porch opens into a spacious lounge and dining area, complete with a charming feature fireplace. The inner hallway flows through to a bright kitchen breakfast room, thoughtfully fitted with ample units, worktops, and integrated appliances. Both double bedrooms are generously sized, while the conservatory provides a tranquil spot overlooking the rear garden. The bathroom features a three-piece suite with distinctive light blue fittings. Outside, the block-paved driveway offers parking for two vehicles and access to the integral garage. The rear garden is a peaceful retreat, with a patio for outdoor dining, a neat lawn, colourful flower borders, and a wooden garden shed.

Emberson Way in North Weald is near arable farmland, St Andrews Primary School, and the open fields of Weald Common. The property is within walking distance of the High Street, which offers shops including a COOP store, cafes, restaurants, and public houses. Transport connections via the A414 provide access to Chelmsford and the M11 at Hastingwood. The nearby town of Epping is accessible by car and offers a Central Line connection to London and a busy High Street. Educational facilities in North Weald include St Andrews Primary School, Epping St Johns Comprehensive School in Epping, and the Ongar Academy in Ongar.

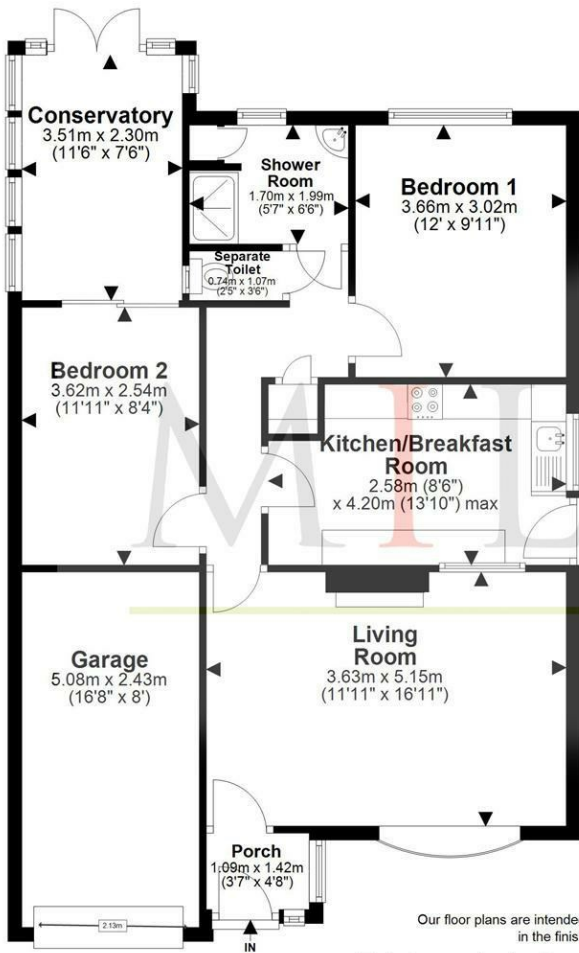


£489,995

- SOUTH WEST FACING PLOT
- APPROX. 919.8 SQ FT VOLUME
- SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- GARAGE & DRIVEWAY
- TWO RECEPTION AREAS
- APPROX. 2.5 MILES TO STATION
- CUL DE SAC POSITION
- WELL PRESENTED PROPERTY



MILLERS
ESTATE AGENTS



Main area: Approx. 72.5 sq. metres (780.9 sq. feet)
 Plus garages, approx. 12.9 sq. metres (138.9 sq. feet)

Ground Floor
 Main area: approx. 72.5 sq. metres (780.9 sq. feet)
 Plus garages, approx. 12.9 sq. metres (138.9 sq. feet)

MILLERS

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

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.

Total area including garage : approx. 85.4 sq metres (919.8 sq feet)

Property Dimensions

GROUND FLOOR

Porch	4'8" x 3'7" (1.42m x 1.09m)
Lounge Diner	11'11" x 16'11" (3.63m x 5.15m)
Bedroom Two	11'11" x 8'4" (3.62m x 2.54m)
Bedroom One	12'0" x 9'11" (3.66m x 3.02m)
Conservatory	11'6" x 7'6" (3.51m x 2.29m)
Kitchen Breakfast Room	8'6" x 13'9" (2.58m x 4.20m)
Shower Room	6'6" x 5'7" (1.98m x 1.70m)
Separate Toilet	2'6" x 2'5" (0.76m x 0.74m)

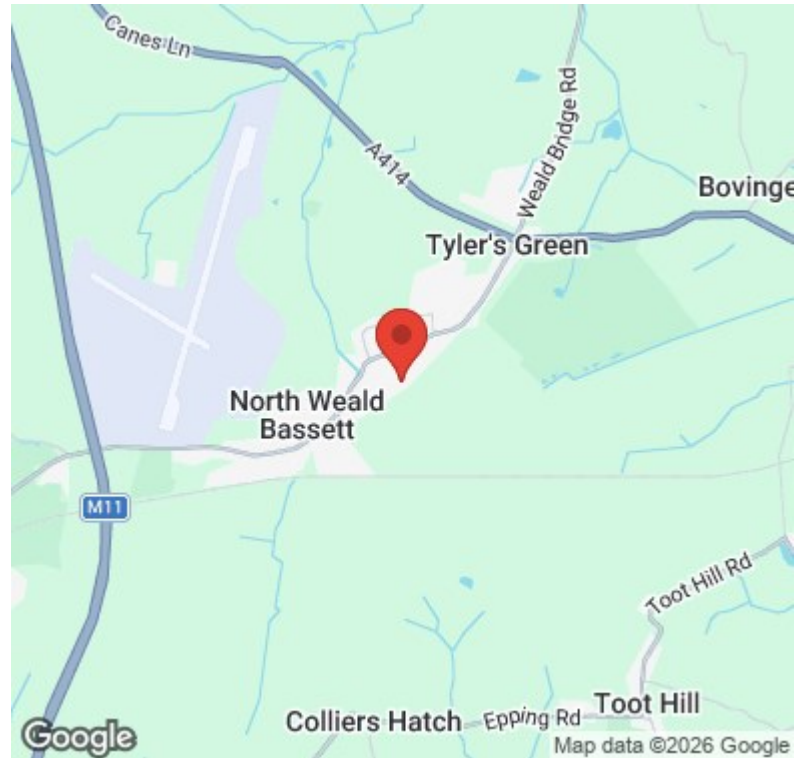
EXTERNAL AREA

Garage	16'8" x 8' (5.08m x 2.44m)
Rear Garden	37' x 30'7" (11.28m x 9.32m)



Directions

START: Millers 229 High Road, Epping, CM16 4BP. Turn left towards Epping the Town Green and continue through the High Street. Proceed past The Green and at the traffic lights turn right. Continue through the forest into North Weald village. Continue through the village, past the shops and turn right at the mini roundabout. The house can be found at the loop of the road on the right hand side. ARRIVE: Emberson Way, North Weald, CM16 6DL



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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.