



St. Nicholas Green, Newhall

Asking Price £599,995

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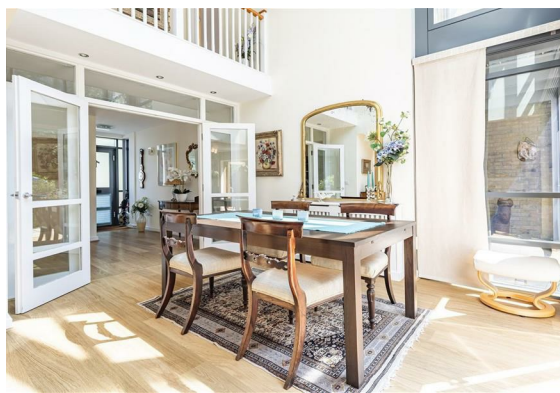
MILLERS
ESTATE AGENTS

Nestled in the attractive mews of St. Nicholas Green within the award-winning Newhall development, this well-presented four-bedroom link-detached family home spans approximately 1,742.5 sq ft & offers views across open green spaces and the children's park.

The Newhall design masterfully combines modern & contemporary elements while prioritising environmental considerations. Traditional craftsmanship is seamlessly blended with state-of-the-art technologies, resulting in a high level of insulation, soundproofing, low-energy lighting & energy-efficient appliances. Careful measures have also been taken to reduce water waste and pollution, with an emphasis on maximising natural daylight and ensuring that trees are visible from nearly every window —a feature that is particularly evident in this stylish property.

Inside, you will find a beautifully crafted vaulted dining room, a spacious inner hallway & a fully fitted kitchen complete with integrated appliances. The lounge features a central fireplace and fully folding doors that open to the landscaped rear garden. Additionally, a cloakroom with a WC & storage cupboard completes the ground floor.

Externally, the exquisitely landscaped garden serves as a serene space for relaxation, boasting an abundance of green shrubs, trees, flowering plants and seating areas. A patio provides access to the garage and parking. St. Nicholas Green is located within the desirable Newhall Development, within walking distance of excellent local schools, convenience shopping, open fields and the new David Lloyd Leisure Centre. Please note that there is an estate "charge" associated with this property.





Entrance Hall

Cloakroom

5'1" x 3'11" (1.55m x 1.19m)

Kitchen

9'5" x 12'10" (2.88m x 3.92m)

Living Room

15'4" x 12'4" (4.67m x 3.77m)

Vaulted Dining Room

11'11" x 8'8" (3.63m x 2.64m)

FIRST FLOOR

Galleried Landing

6'1" x 8'8" (1.85m x 2.64m)

Vaulted Bedroom One

18'1" x 9'11" (5.51m x 3.02m)

En-suite Shower Room

8'6" x 4'6" (2.59m x 1.37m)

Balcony

3'8" x 9'0" (1.12m x 2.74m)

Bedroom Two

9'6" x 13'5" (2.89m x 4.09m)

Balcony

4'4" x 7'8" (1.32m x 2.34m)

Bedroom Three

8'6" x 10'10" (2.59m x 3.29m)

Bathroom

8'6" x 6'1" (2.59m x 1.85m)

SECOND FLOOR

Vaulted Bedroom Four

8'6" x 13'0" (2.58m x 3.97m)

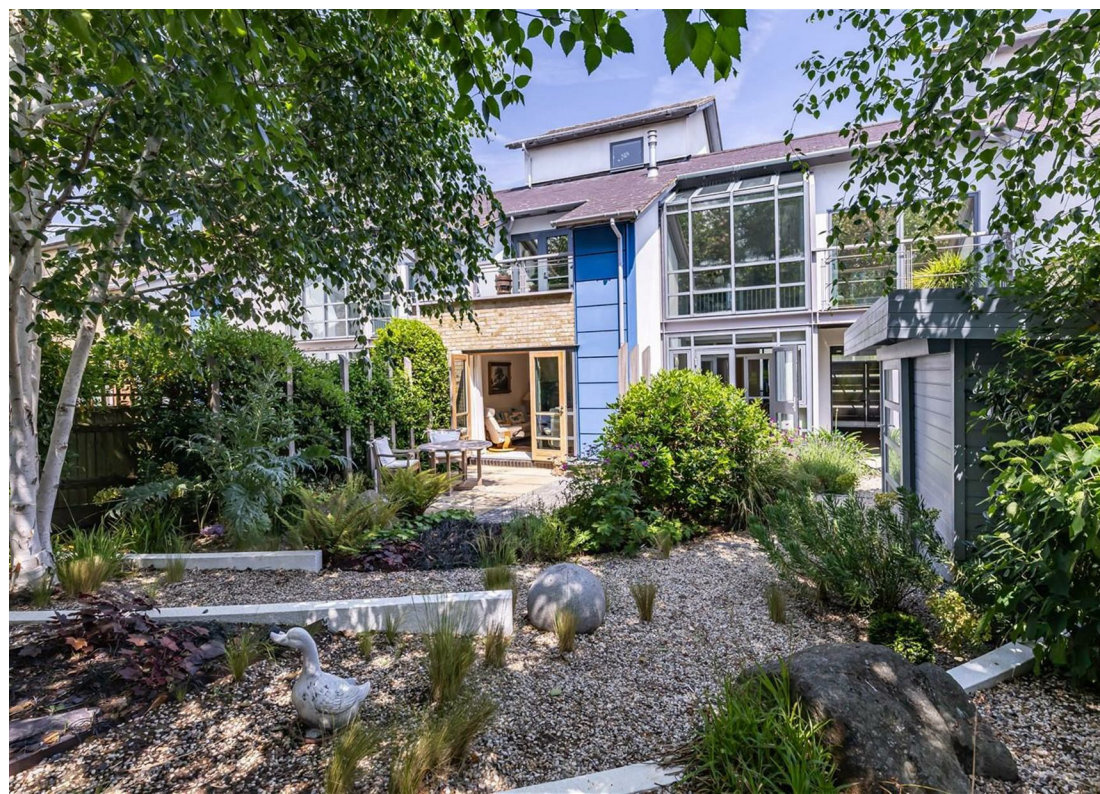
EXTERNAL AREA

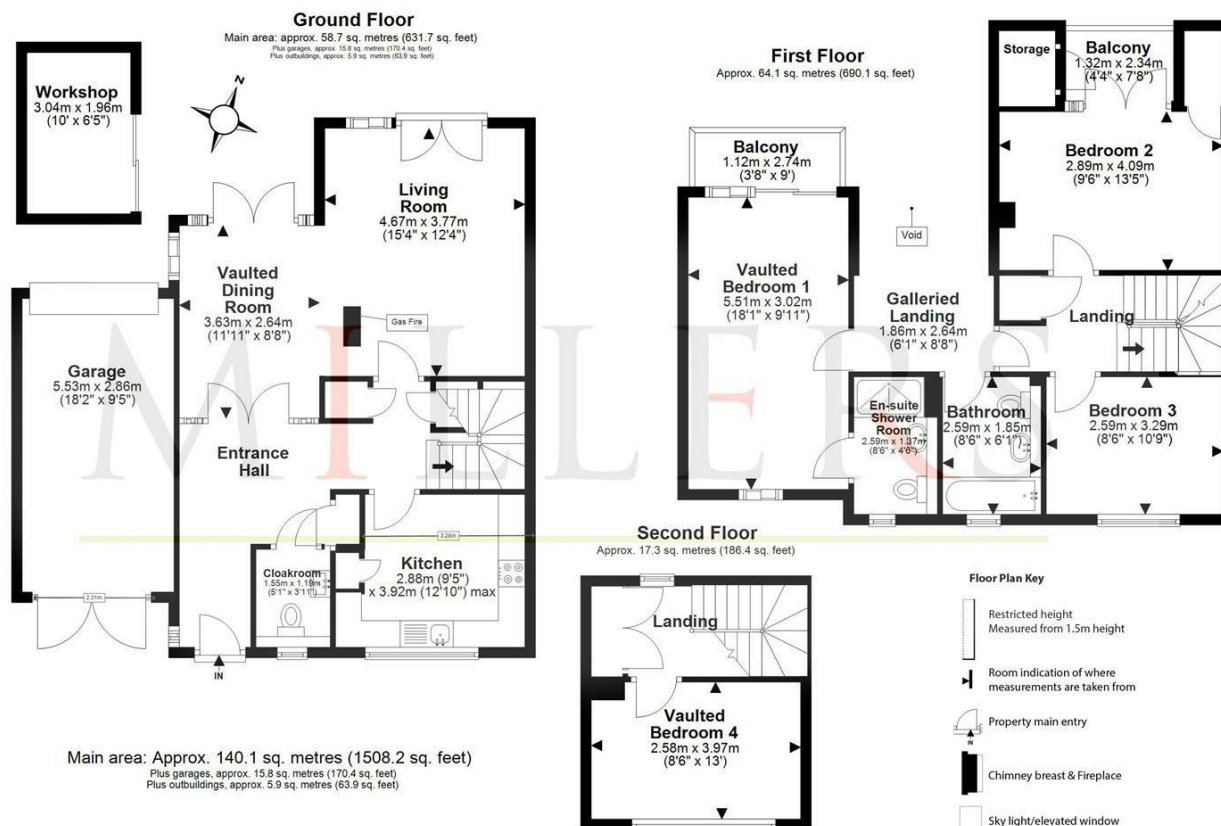
Garage

18'2" x 9'5" (5.54m x 2.87m)

Workshop

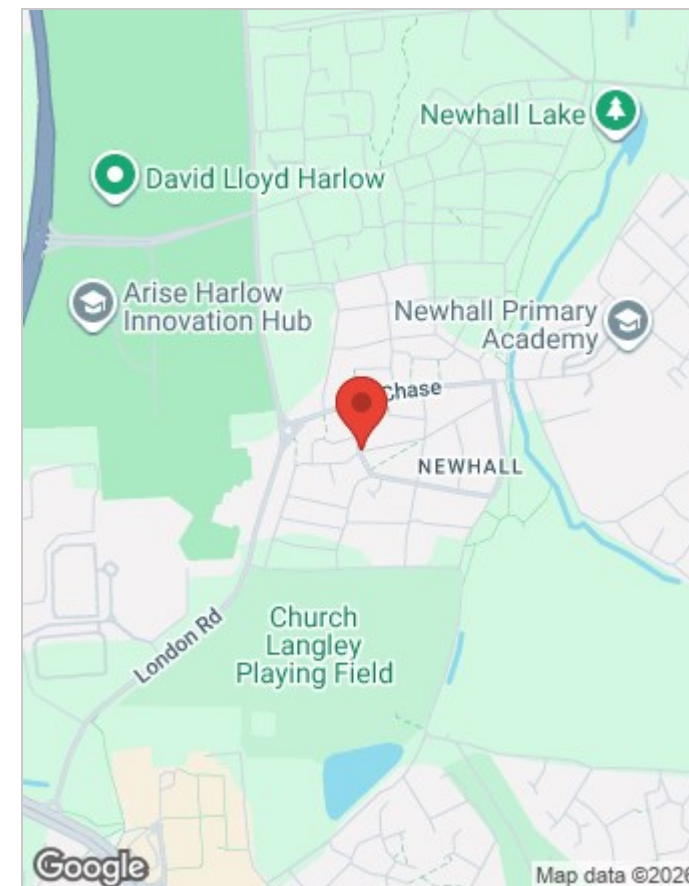
9'10" x 6'5" (3.00m x 1.96m)





Total area including garages and outbuildings: approx. 161.8 sq metres (1742.5 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		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		England & Wales	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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