



**Brookfield, Thornwood**

**Asking Price £499,995**



**MILLERS**  
ESTATE AGENTS

**\* THREE BEDROOMS \* SEMI DETACHED HOUSE \*  
ARRANGED OVER THREE FLOORS \* GARAGE  
CONVERSION \* LOW MAINTENANCE GARDEN \*  
BACKING ONTO ARABLE FARMLAND \* NO ONWARD  
CHAIN \***

Situated in the modern development of Brookfield, Thornwood, this three-bedroom semi-detached house offers a delightful blend of comfort and contemporary living. Arranged over three floors and measuring 992 sq ft in volume. The property boasts two reception rooms and three well-proportioned double bedrooms, making it an ideal home for couples or small families.

Upon entering, you will be greeted by two inviting reception rooms, a living room and a conservatory, perfect for entertaining guests or enjoying quiet evenings at home. There is a handy downstairs cloakroom WC and a fitted kitchen with a built-in stainless steel hob and extractor. The first floor offers two double bedrooms and a three-piece family bathroom. The second floor is dedicated to the main bedroom. For those who value outdoor space, the property offers a lovely garden backing onto fields. This garage conversion can serve as additional storage or a versatile workspace, with gated access to off-street parking for two vehicles.

This home is a sanctuary of comfort and a practical choice for modern living. With its prime location and exceptional layout, this property is sure to attract interest from discerning buyers seeking a well-appointed residence in Thornwood.

Thornwood Common is located nearby and is within walking distance of many parts of Epping Forest. This small village is located within a mile of Epping Town, which features a busy High Street with a variety of shops, restaurants, cafes, bars, and supermarkets. Epping also benefits from a central line station serving London. Thornwood offers access to parts of Epping Forest and has close proximity to the M11 at Hastingwood and the A414 for Chelmsford.





## GROUND FLOOR

### Kitchen

8'0" x 6'7" (2.43m x 2.01m)

### Cloakroom

5'5" x 2'7" (1.65m x 0.79m)

### Living Room

15'1" x 12'8" (4.60m x 3.87m)

### Conservatory

9'10" x 9'6" (3.00m x 2.90m)

## FIRST FLOOR

### Bedroom Two

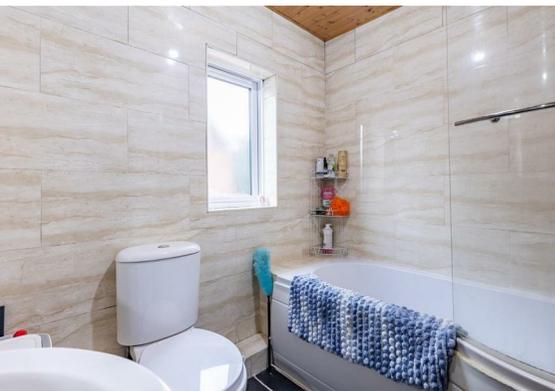
8'0" x 12'7" (2.45m x 3.84m)

### Bedroom Three

7'4" x 12'8" (2.23m x 3.86m)

### Bathroom

7'4" x 6' (2.24m x 1.83m)



## SECOND FLOOR

### Bedroom One

13'11" x 8'11" (4.23m x 2.73m)

## EXTERNAL AREA

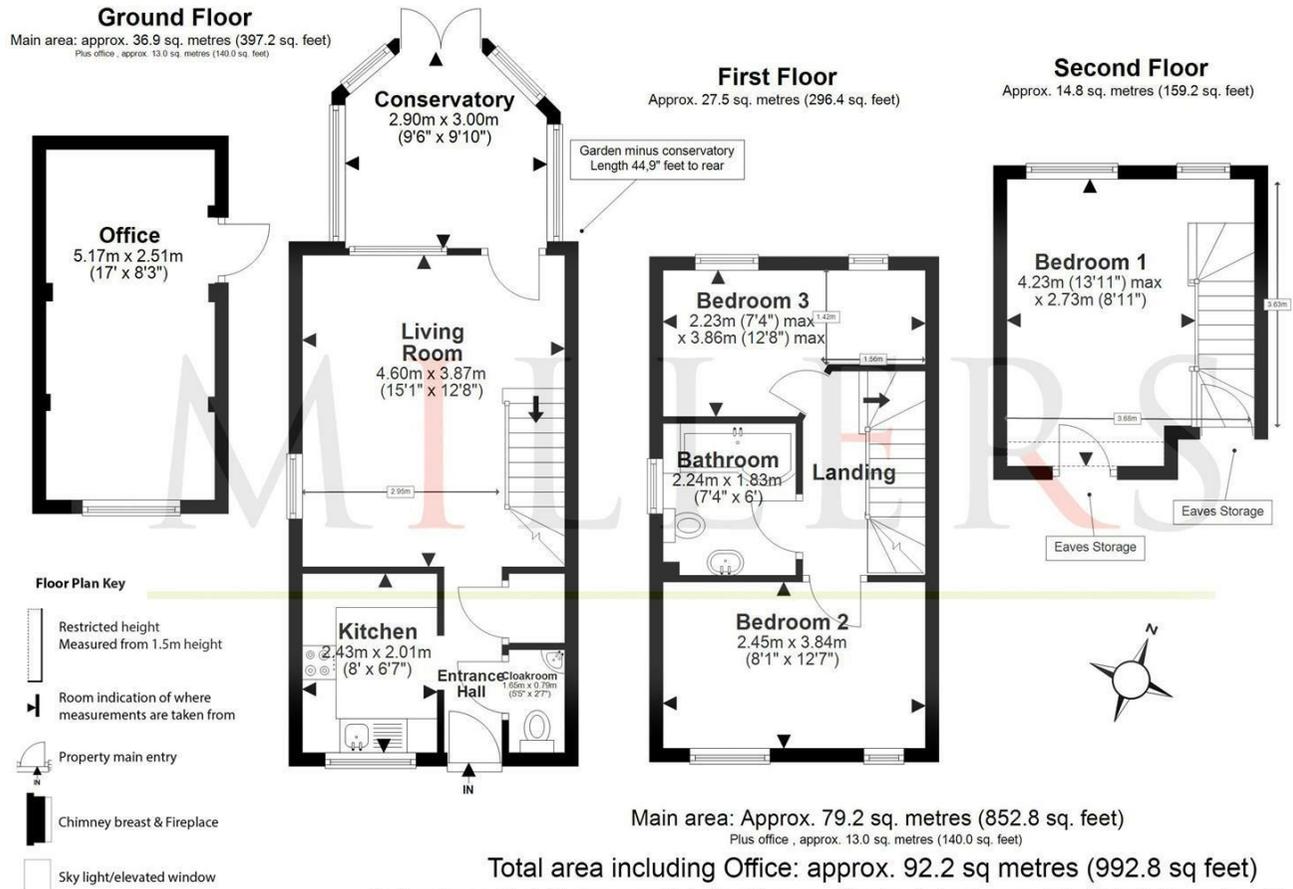
### Office

17'0" x 8'3" (5.17m x 2.51m)

### Rear Garden

35' x 23'3" (10.67m x 7.09m)





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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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.

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.