



Wellington Road, North Weald

Guide Price £375,000

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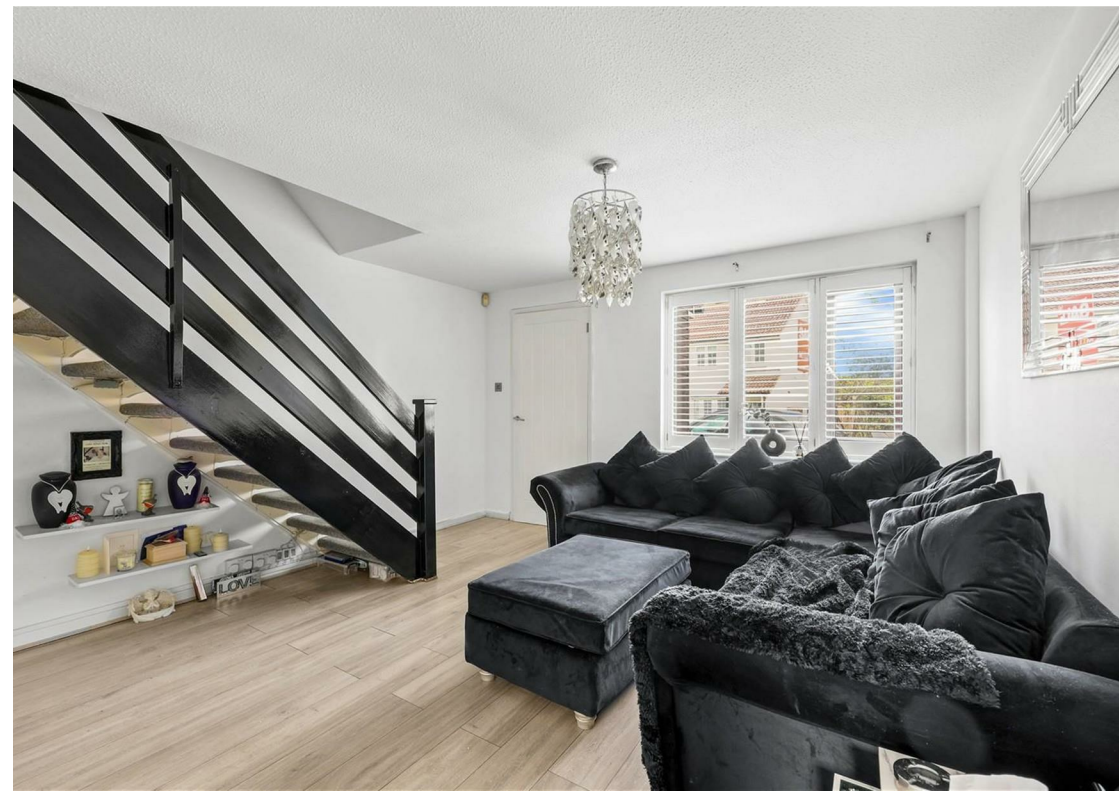
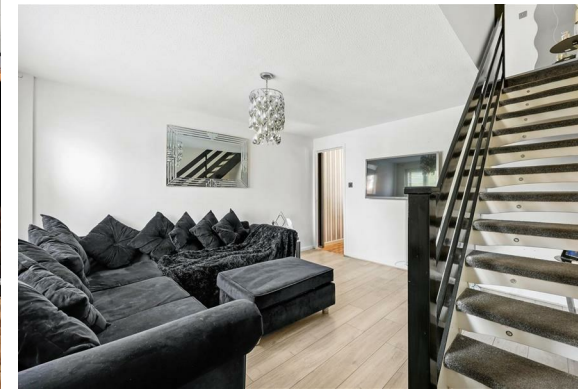
**MILLERS**  
ESTATE AGENTS

Positioned in the much-loved village of North Weald, just moments from Epping, this inviting two bedroom home is ready to move into. Whether you are taking your first step onto the property ladder, seeking a comfortable space for a young family, or looking to downsize, this home offers a welcoming place to settle.

Set along the quiet and friendly Wellington Road, this home welcomes you with a practical front porch that opens into a spacious lounge, perfect for relaxing or gathering with friends and family. The kitchen and dining area, bathed in natural light and overlooking the rear garden, creates a wonderful setting for both everyday meals and special occasions. Upstairs, two comfortable bedrooms await, with the principal bedroom featuring fitted wardrobes for added convenience. A well-appointed family bathroom completes the accommodation, making this a home designed for both comfort and ease.

Stepping outside, the rear garden offers a private and low-maintenance retreat, complete with a patio, lawn, and convenient rear access. It is an ideal space to unwind, whether you are enjoying a quiet afternoon with a book or sharing a summer evening with friends. Additionally, off street parking is provided in a gravelled parking bay to the side / rear of the property.

Situated between Epping and Harlow, North Weald is a peaceful village that offers a wonderful sense of community. At its heart, a selection of local shops, including the popular Cinnamon Restaurant and the Co-Op, provide everyday convenience. For those who commute, the M11 and Epping's Central Line station are within easy reach, while families will appreciate the proximity to the much-loved St. Andrews Primary School.





## GROUND FLOOR

### Living Room

13'5" x 13'1" (4.09m x 3.99m)

### Kitchen Diner

13'1" x 11'2" (3.99m x 3.40m)

## FIRST FLOOR

### Bedroom One

14'9" x 9'10" (4.50m x 3.00m)

### Bedroom Two

12'6" x 6'7" (3.81m x 2.01m)

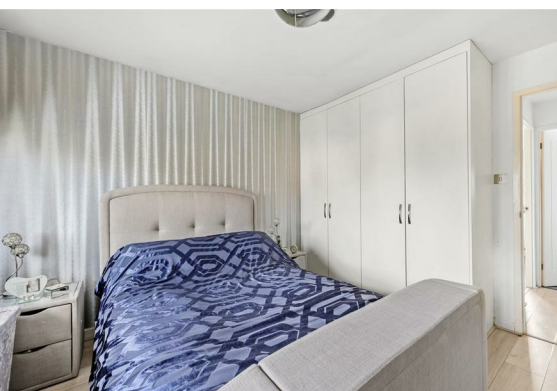
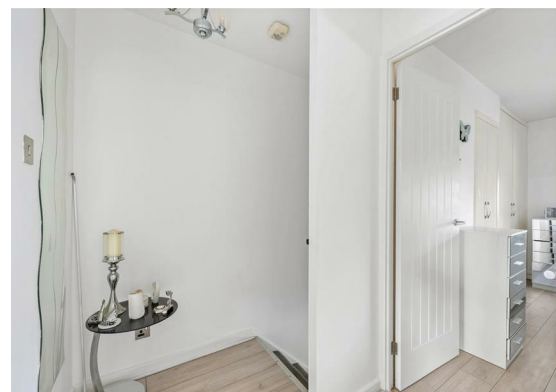
### Bathroom

6'11 x 6'13 (2.11m x 1.83m)

## EXTERNAL AREA

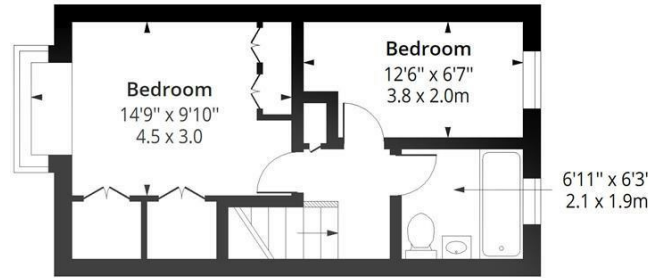
### Rear Garden

31'2" x 13'1" (9.50m x 3.99m)



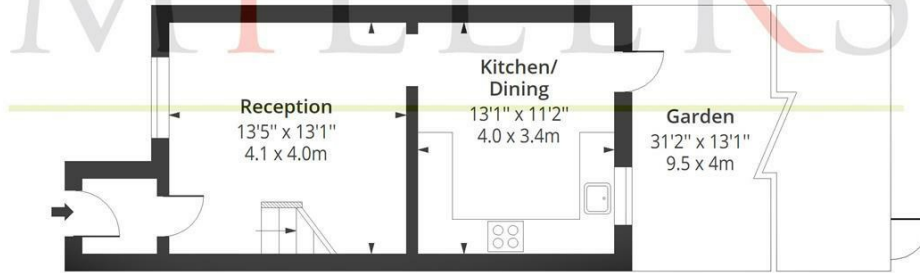
# Wellington Road CM16

Approx. Gross Internal Area 709 Sq Ft - 65.87 Sq M



## First Floor

Floor Area 356 Sq Ft - 33.07 Sq M



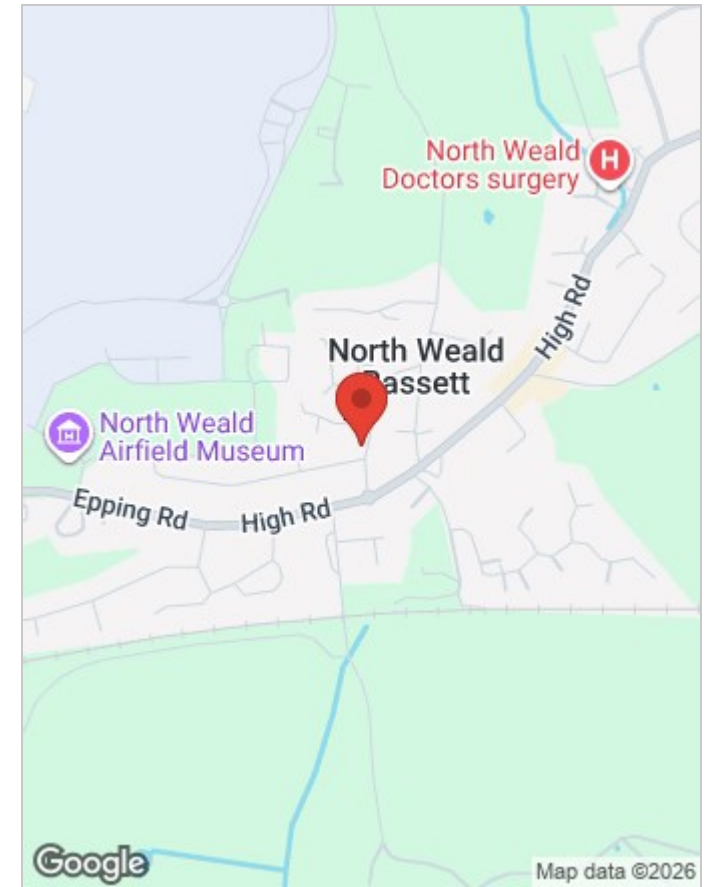
## Ground Floor

Floor Area 353 Sq Ft - 32.79 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 17/6/2026



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>92</b>		(92 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</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.

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229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: sales@millersepping.co.uk

www.millersepping.co.uk