

Daniel
Frank





97 Thornhill

North Weald, Epping, CM16 6DP

Guide Price: £450,000 - £475,000

This is a beautifully extended, modern two-bedroom home. The ground floor features an open-plan living space, creating a bright and welcoming environment. This includes a spacious well equipped modern kitchen with a breakfast bar and dining area which seamlessly flows into a great sized living space.

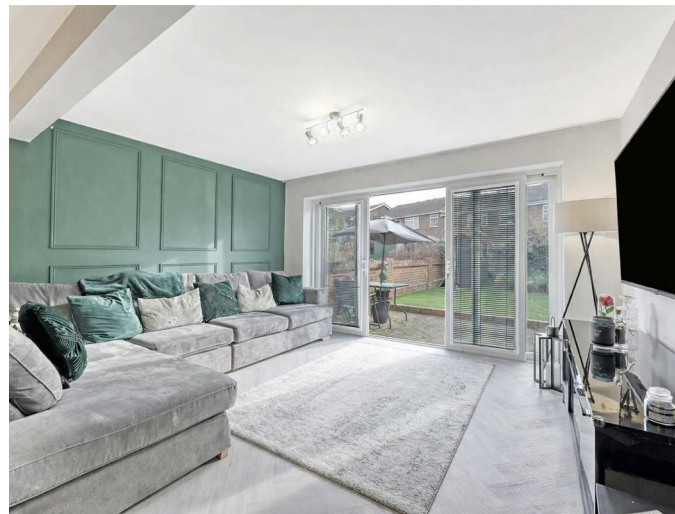
French doors open directly onto the rear garden, allowing natural light to flood the space and providing easy access for indoor/outdoor living. An additional reception room offers an ideal playroom, snug, or home office and a convenient downstairs WC completes the ground floor.

Upstairs, the first floor comprises two generous double bedrooms, both benefiting from ample storage, along with a recently modernised family bathroom, all accessed directly from the landing.

Externally, the property enjoys off-street parking to the front and a south-facing rear garden featuring astro turf and a patio area, perfect for relaxing or entertaining. To the end of the garden, a shed provides useful additional storage.

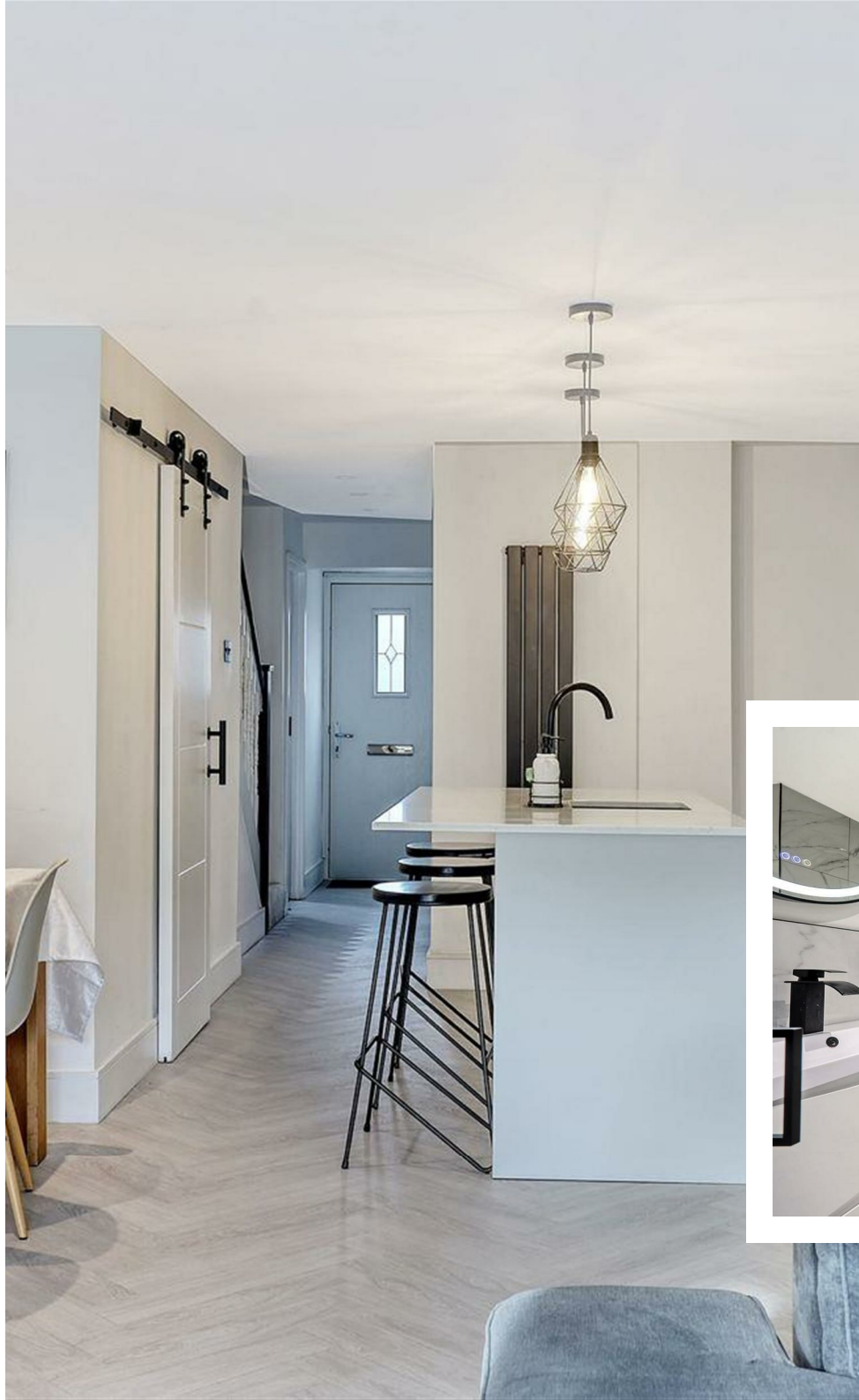
Epping Central Line station is approximately a 3.8 mile drive away, offering excellent commuter links into London.

Tenure Freehold
Council Epping Forest





Your Next Chapter



Your Next Chapter



Approx. Gross Internal Area 87.4 sq. metres (940.4 sq. feet)

Ground Floor

Approx. 50.9 sq. metres (547.7 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.9 sq. feet)



Measurements are approximate and for illustration purposes only.



Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC