



Brookfield, Weald Hall Lane, Thornwood

O.I.E.O £575,000



MILLERS
ESTATE AGENTS

*** DETACHED FAMILY HOME * THREE / FOUR BEDROOMS * THREE RECEPTION ROOMS * QUIET CUL-DE-SAC SETTING * SPACIOUS DRIVEWAY WITH AMPLE PARKING * CHAIN FREE ***

A detached house offering substantial versatile family accommodation comprising three reception rooms, three or four bedrooms, bathroom and en-suite. The property enjoys a quiet cul de sac position.

The ground floor has an entrance hallway leading to a lounge/diner which opens into a conservatory overlooking the rear garden. There is a fitted kitchen, a separate utility room and a ground floor cloakroom. the garage has been converted to provide a great second reception room. The first floor boasts a master bedroom with an en-suite shower room plus a walk in wardrobe (originally bedroom 4), there are two further double bedrooms and a family bathroom.

The front of the property enjoys a large block paved driveway allowing parking for numerous vehicles plus a carport. Side access leads to a rear garden with a patio area, artificial lawn area, rear decking, along with various trees and bushes borders.

The village of Thornwood Common is situated on the northern edge of Epping Town and is approx. 2 miles from the High Street with its shops, bars, cafes, and restaurants. Epping provides access to London via its Central Line Station. Thornwood also has great road transport links at Hastingwood for the A414 and the M11 to Cambridge & London.





GROUND FLOOR

Entrance Hallway

Living/Dining Room

15'8" x 13'0" (4.78m x 3.95m)

Conservatory

11'5" x 11'10" (3.48m x 3.61m)

Family Room

16'8" x 8'10" (5.09m x 2.69m)

Kitchen

10'1" x 7'8" (3.08m x 2.33m)

Cloakroom

4'8" x 3'3" (1.42m x 0.99m)

Utility Room

8'4" x 6'3" (2.54m x 1.91m)

FIRST FLOOR

Bedroom One

11'4" x 8'8" (3.46m x 2.63m)

En-suite Shower Room

6'5" x 2'5" (1.96m x 0.74m)

Dressing Room/Bed Four

8'11" x 6'8" (2.71m x 2.02m)

Bedroom Two

10'3" x 9'4" (3.13m x 2.85m)

Bedroom Three

13'0" x 9'0" (3.96m x 2.75m)

Bathroom

6'9" x 6'5" (2.06m x 1.96m)

EXERNAL AREA

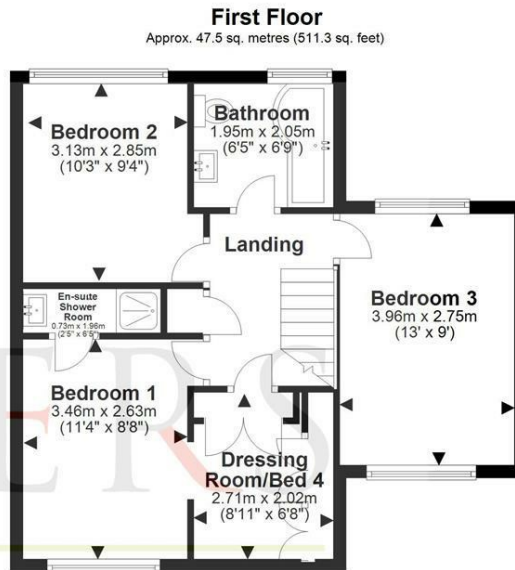
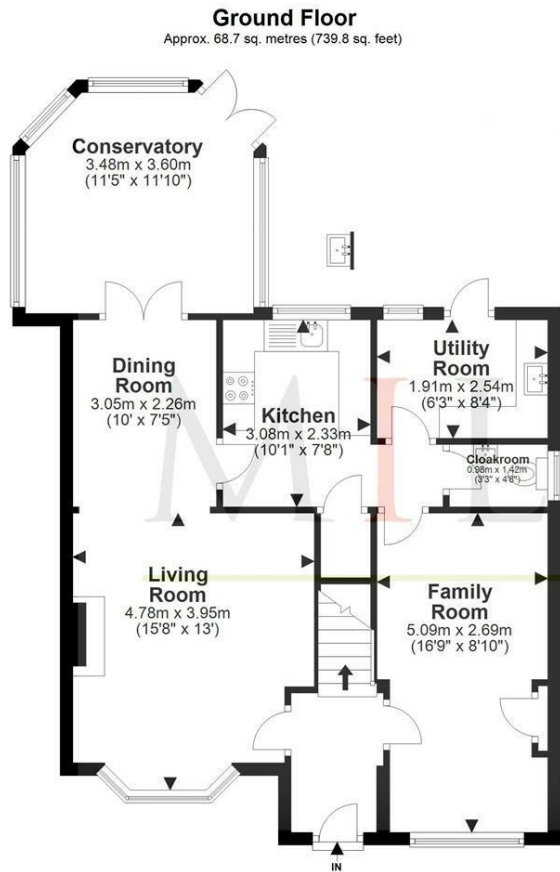
Blocked Driveway for off street parking

Car Port for off street parking

Rear Garden

33'4" x 32'4" (10.16m x 9.86m)





- 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

Total area: approx. 116.2 sq. metres (1251.1 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
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	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		England & Wales	
EU Directive 2002/91/EC		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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