



Green Close, Epping Green

O.I.E.O £515,000

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MILLERS
ESTATE AGENTS

Set within the picturesque village of Epping Green, this delightful four-bedroom extended semi-detached property combines comfort, practicality, and an enviable location. A spacious reception room forms the heart of the home, offering an inviting space for family life and social gatherings. The well-designed layout includes a generous master bedroom with en-suite shower room, while the remaining bedrooms are served by a conveniently positioned family bathroom.

The exterior is equally impressive and manageable rear garden and a detached garage ideal for storage or hobbies, along with private parking. Epping Green is celebrated for its excellent school catchment and strong sense of community, making this an ideal location for families. With Epping High Street and the station just a short drive away, this home offers the perfect blend of village charm and modern convenience.





GROUND FLOOR

Cloakroom WC

5'10" x 2'11" (1.78m x 0.89m)

Kitchen

11'1" x 8'1" (3.39m x 2.46m)

Living Room (max)

15'8" x 15'3" (4.80m x 4.67m)

Conservatory

13'4" x 7'9" (4.06m x 2.36m)



FIRST FLOOR

Bedroom Two

8'6" x 13'4" (2.60m x 4.06m)

Bedroom Three

12'3" x 8'2" (3.73m x 2.49m)

Bedroom Four

8'8" x 6'10" (2.64m x 2.08m)

Bathroom (max)

8'2" x 6'3" (2.49m x 1.91m)



SECOND FLOOR

Bedroom One (max)

18'6" x 11'6" (5.66m x 3.53m)

En-suite Shower Room

6'8" x 5'2" (2.03m x 1.57m)

EXTERIOR

Rear Garden

27'4" x 20'2" (8.33m x 6.15m)

Garage

17'3" x 8'5" (5.26m x 2.57m)





Main area: Approx. 119.6 sq. metres (1287.2 sq. feet)
Plus garages: approx. 13.4 sq. metres (144.7 sq. feet)

Total area including garage : approx. 133 sq metres (1431.9 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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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	76	England & Wales
		63	EU Directive 2002/91/EC

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