



**Severns Field, Epping**  
**Offers Over £740,000**

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**MILLERS**  
ESTATE AGENTS

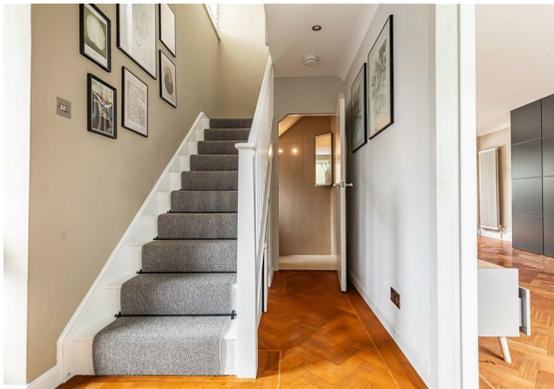
\* EXTENDED ACCOMMODATION \* SEMI DETACHED HOME \* BEDROOM WITH EN-SUITE \* DETACHED HOME OFFICE / GARDEN ROOM \* LARGE PAVED DRIVEWAY \* CHAIN FREE PURCHASE \*

A beautifully presented, semi-detached house, offering extended family accommodation arranged over three floors. Providing four generous bedrooms, an open plan kitchen dining room and living area, separate detached home office, garage and ample parking. This hugely popular Cul-De-Sac is within a short walk of the High Street.

The stylish accommodation comprises an open plan living area, dining room and fully fitted kitchen breakfast room; finished with attractive wood block flooring and bifold doors lead to the rear garden. The modern fully fitted kitchen features a breakfast bar and built in appliances. The entrance hallway leads to a handy guest cloakroom WC and stairs ascend to the first floor. Upstairs, you will find three bedrooms, all feature built-in wardrobes and a stylish four-piece family bathroom. The top floor is the master suite which is an outstanding bedroom with floor to ceiling windows and offers an en-suite shower room.

Externally, the ample front driveway is block paved and provides parking for several vehicles. Side access leads to the rear garden which enjoys a spacious patio area with feature dwarf walls; perfect for outside entertaining. Steps descend to the rear lawn and mature shrub and trees. There is a detached garden room or home office, perfect for remote workers. The detached garage is currently used as a utility room with additional storage.

Severns Field is close to the High Street with its shops, bars, cafes & restaurants; Swaines Green & farmland. Parts of Epping Forest are within walking distance, as is the Town Tube Station serving London. Schooling is provided at Epping St Johns Comprehensive school (ESJ), Epping Primary School & Ivy Chimneys. Transport links area available at Waltham Abbey M25 & Hastingwood M11. The A414 connects Ongar/Chelmsford & Harlow/Hoddesdon.





## GROUND FLOOR

### Cloakroom

5'9" x 4'9" (1.75m x 1.45m)

### Living Room

12'0" x 16'10" (3.66m x 5.13m)

### Dining Area

8'5" x 14'6" (2.56m x 4.41m)

### Kitchen

8'4" x 14'8" (2.54m x 4.47m)

## FIRST FLOOR

### Bedroom Two

10'0" x 12'4" (3.04m x 3.75m)

### Bedroom Three

10'2" x 9'11" (3.09m x 3.03m)

### Bedroom Four

8'2" x 9'1" (2.49m x 2.77m)

### Bathroom

7'11" x 7'10" (2.41m x 2.39m)

## SECOND FLOOR

### Bedroom One

14'1" x 11'2" (4.29m x 3.41m)

### En-suite Shower Room

6'5" x 4'11" (1.96m x 1.50m)

## EXTERNAL AREA

### Block Paved Driveway

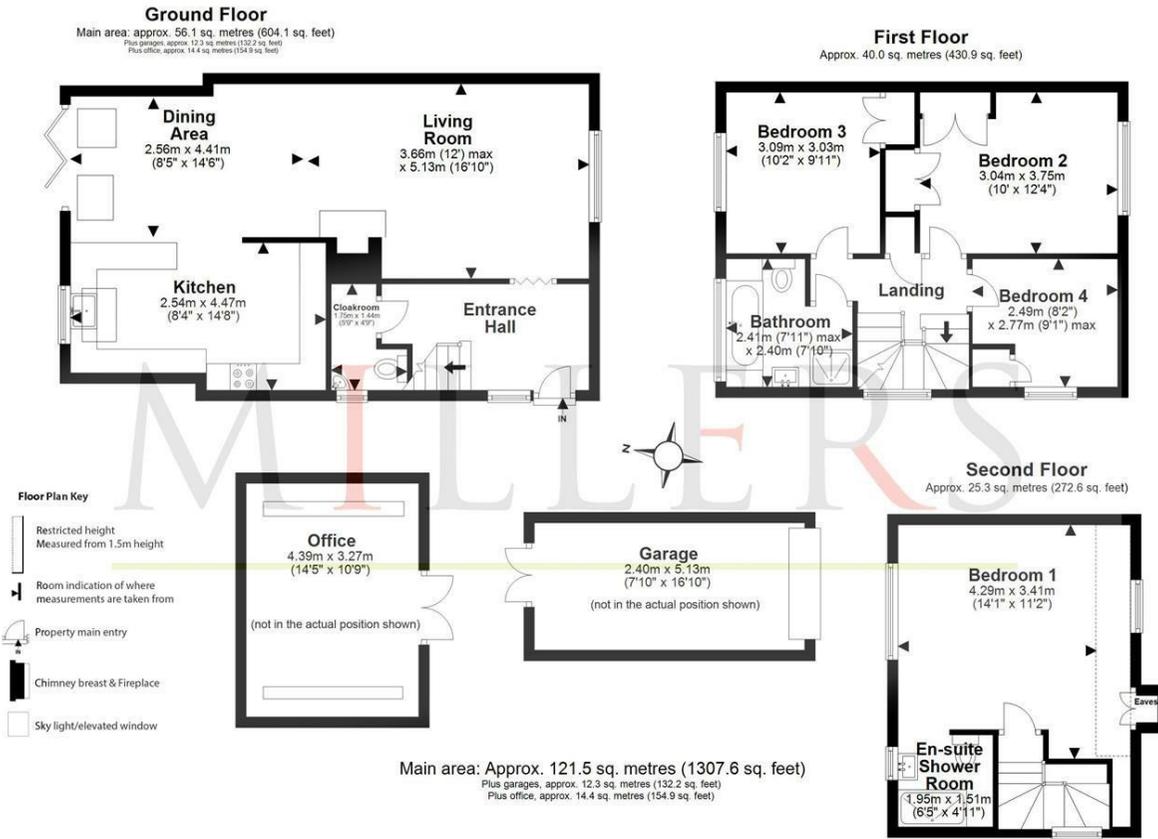
### Rear Garden

### Detached Garden Office

14'5" x 10'9" (4.39m x 3.27m)

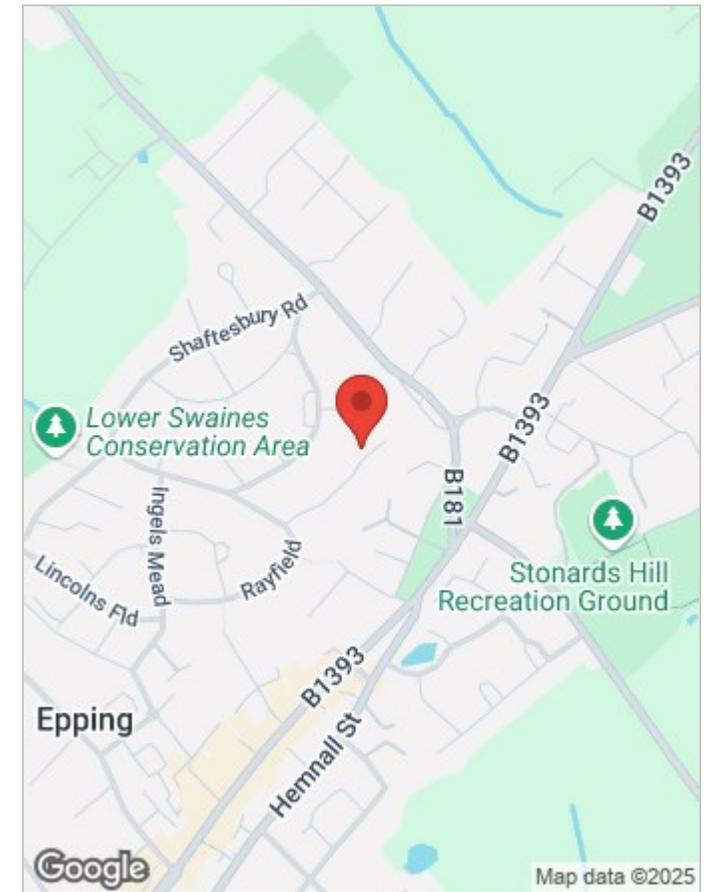
### Detached Garage

16'10" x 7'10" (5.13m x 2.39m)



Total area including garages and outbuildings: approx. 148.2sq metres (1594.6 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 <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>			(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>	(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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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