



The Birches, North Weald, Epping
Offers Over £635,000



MILLERS
ESTATE AGENTS

* EXTENDED PROPERTY * END OF TERRACE * FOUR BEDROOMS * BEDROOM WITH EN-SUITE & DRESSING AREA * SINGLE GARAGE * OFF STREET PARKING * LARGE REAR GARDEN * QUIET CUL DE SAC *

Nestled in the serene cul-de-sac of The Birches, North Weald, this extended end terrace home offers a perfect blend of comfort and modern living. Spanning an impressive 1,557 square feet, the property boasts a well-thought-out layout that is ideal for families.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a convenient ground floor cloakroom. The heart of the home is undoubtedly the spacious lounge/diner, which features a stylish media wall complete with shelving and an inset television, complemented by a cosy fire below. The lounge benefits from patio doors that open out to the enchanting rear garden, creating a seamless connection between indoor and outdoor spaces.

The kitchen is well-equipped along with a practical utility room, enhancing the functionality of the home. On the first floor, you will find four generously sized bedrooms, one of which includes an ensuite and a dressing area, providing a private retreat. A family bathroom serves the remaining bedrooms, ensuring ample facilities for all.

The exterior of the property is equally impressive, with a front garden featuring block paving that allows for off-street parking for up to four vehicles. Side access leads to a fabulous rear garden, which is a true highlight of the home. Here, you will discover a large raised patio area complete with a built-in BBQ and bar, perfect for entertaining. Steps lead down to an extensive lawn area, surrounded by mature trees and shrubs, offering a tranquil escape.

Additionally, the property benefits from rear access to a detached single garage, providing further convenience. This delightful home in a sought-after location is not to be missed, offering a wonderful opportunity for comfortable family living.





GROUND FLOOR

Kitchen

14'1 x 10'10 (4.29m x 3.30m)

Cloakroom WC

Utility Room

Living Dining Room

28'10 x 15'5 (8.79m x 4.70m)

FIRST FLOOR

Bedroom One

11'6 x 10'10 (3.51m x 3.30m)

En-Suite Shower

10'6 x 4'7 (3.20m x 1.40m)

Dressing Area

Bedroom Two

14'9 x 7'7 (4.50m x 2.31m)

Bedroom Three

12'10 x 9'6 (3.91m x 2.90m)

Bedroom Four

12'10 x 9'6 (3.91m x 2.90m)

Bathroom

7'7 x 7'7 (2.31m x 2.31m)

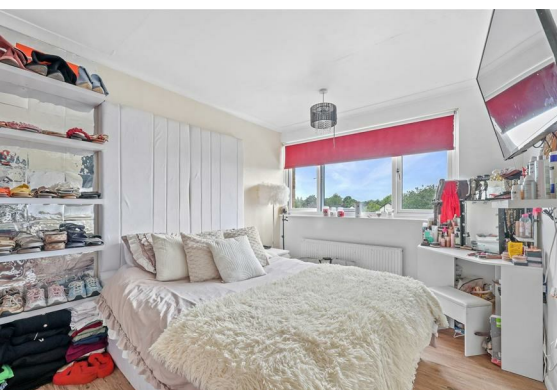
EXTERIOR

Rear Garden

75'6 x 49'3 (23.01m x 15.01m)

Garage

16'9 x 8'6 (5.11m x 2.59m)



The Birches CM16

Approx. Gross Internal Area 1557 Sq Ft - 144.65 Sq M
Approx. Gross Garage Area 143 Sq Ft - 13.28 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: 3/6/2026



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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		England & Wales	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.

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.

229 High Street, Epping, Essex, CM16 4BP
Tel: 01992 560555 | Email: sales@millersepping.co.uk
www.millersepping.co.uk