



Park Side, Epping

Price Range £500,000



MILLERS
ESTATE AGENTS

PRICE RANGE £500,000 TO £525,000 * MODERN GATED DEVELOPMENT * TWO BEDROOMS * PERFECT STARTER HOME * PRIVATE PARKING * CLOSE TO EPPING FOREST *

A two bedroom, staggered terraced house, located in a charming private and gated development. Park Side is a popular and very desirable development located off Tidys Lane, situated within a short walk to parts of Epping's beautiful Forest, the recreation grounds at Stonards Hill and Epping High Street with its shops, bars cafes and restaurants and station serving London. This super two bedroom house is perfect for the first time buyer or a downsizer

The property comprises an entrance hall with stairs ascending to the first floor, a cloakroom WC and doors leading to; a lounge dining room with patio doors to the rear garden finished with wooden flooring. There is a compact fitted kitchen with built in "NEFF" stainless steel oven, hob and extractor within a range of wooden units with contrasting worktops. There is a handy understairs storage cupboard and a ground floor toilet. The first floor landing has doors leading to the two bedrooms and a family bathroom comprising a three-piece suite with white sanitary ware. Additionally this well presented property has double glazed windows and gas heating via radiators. The landscaped rear garden is mainly laid to lawn, has a lovely little patio area, is enclosed with wooden fencing with gated rear access. Additionally the property has allocated parking.

Park Side is located within a short walk of the High Street, Stonards Hill recreation ground and parts of Epping Forest. Epping Town offers excellent local schooling via Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.





GROUND FLOOR

Entrance Hall

Kitchen

10'2" x 6'0" (3.10m x 1.83m)

Cloakroom WC

5'4" x 2'9" (1.63m x 0.84m)

Living Room

14'2" x 12'9" (4.32m x 3.89m)

FIRST FLOOR

Landing

Bedroom One

8'2" x 10'4" (2.49m x 3.16m)

Bedroom Two

7'10" x 9'1" (2.39m x 2.78m)

Bathroom

7'11" x 5'9" (2.41m x 1.75m)

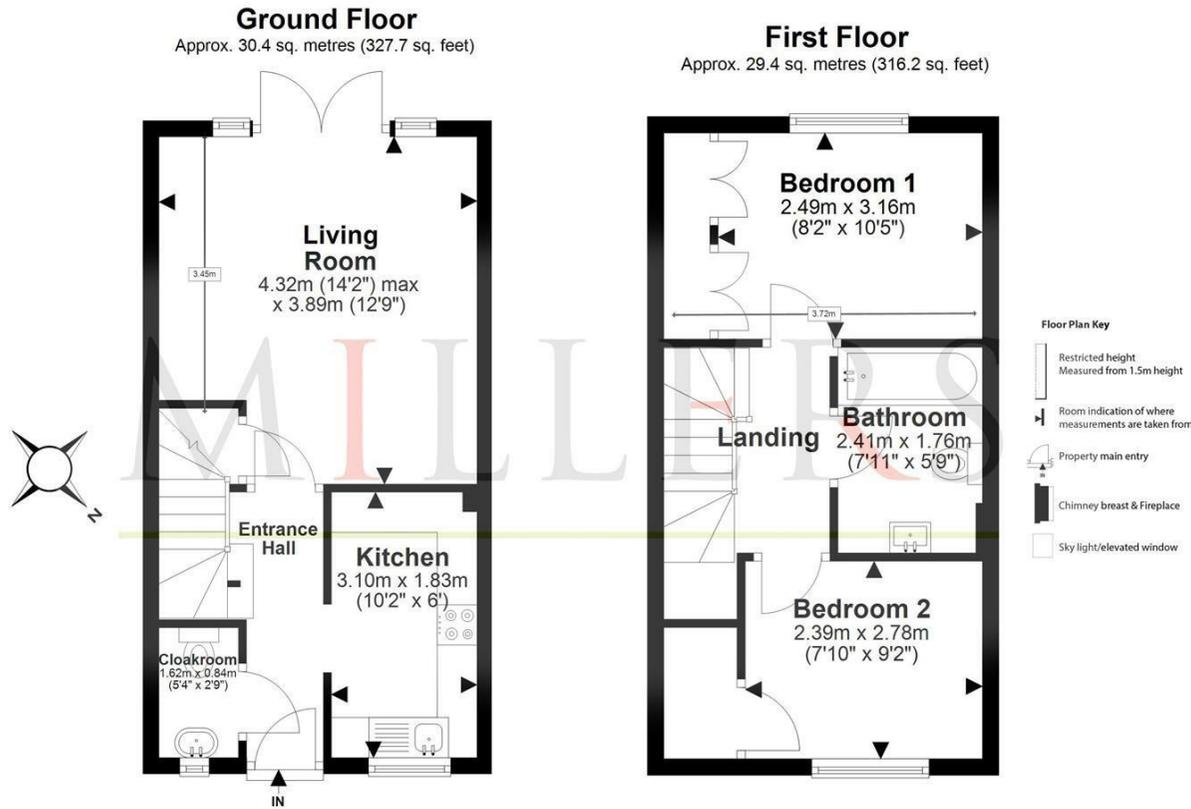
EXTERNAL AREA

Rear Garden

20'10" x 13'5" (6.35m x 4.09m)

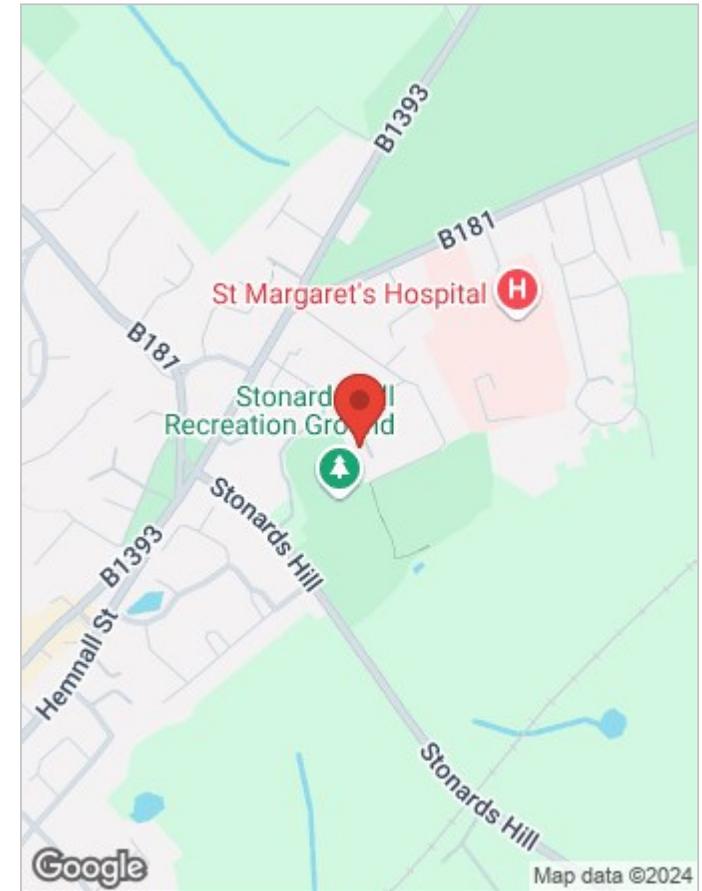
Allocated Parking





Total area: approx. 59.8 sq. metres (643.9 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. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		76	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.

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