

The Magpies, Epping Green, Epping

Price Range £500,000 - £515,000

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MILLERS

ESTATE AGENTS

* PRICE RANGE £500,000 to £515,000 * THREE BEDROOMS * CARPORT * BEAUTIFULLY PRESENTED THROUGHOUT * DOUBLE GLAZED CONSERVATORY * Nestled in the charming area of Epping Green, this delightful three-bedroom terraced house offers a perfect blend of modern living and community spirit. The property features a spacious reception room, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the modern kitchen diner, which provides a stylish and functional space for family meals and gatherings. The property also benefits from a double glazed conservatory and ground floor wc.

With three well-proportioned bedrooms, this home is perfect for families or those looking for extra space. The property also includes a contemporary bathroom, ensuring comfort and convenience for all residents. Situated within the sought-after Epping Upland School catchment, this location is particularly appealing for families seeking quality education for their children. Additionally, the property benefits from carport parking, providing secure and convenient off-street parking for one vehicle and communal parking.

Epping Green is a quiet village situated on the outskirts of Epping Town. It is approximately 3.8 miles to the High Street with all its shops, cafes, bars, and restaurants and the Central line station serving London. Demand is usually high for this village due to the popular primary school, arable farmland setting and its ease of access into both Epping and Harlow which offer a wide variety Shops and access into London via the over ground and tube networks. The M11 & M25 are also accessible at Hastingwood and Waltham Abbey.

























GROUND FLOOR

Entrance Hall
15'9" x 7'9" (4.80m x 2.36m)

Cloakroom WC
5'11" x 2'9" (1.80m x 0.84m)

Living Room
19'8" x 10'7" (6.00m x 3.22m)

Kitchen Breakfast Room
11'9" x 18'8" (3.58m x 5.68m)

Conservatory
7'3" x 8'1" (2.21m x 2.46m)

FIRST FLOOR

Bedroom One
13'10" x 10'8" (4.21m x 3.25m)

Bedroom Two (max)
14'2" x 10'7" (4.32m x 3.23m)

Bedroom Three
8'9" x 7'10" (2.67m x 2.38m)

Bathroom (max)
8'2" x 7'8" (2.51m x 2.36m)

EXTERNAL AREA

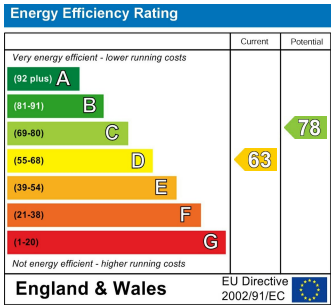
Rear Garden (max)
28'6" x 19'7" (8.69m x 5.97m)

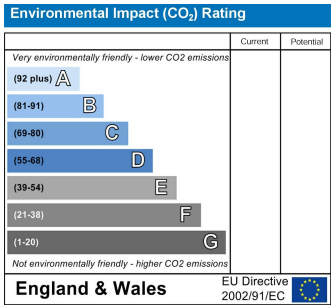
Carport
17'5" x 7'9" (5.32m x 2.36m)



Main area: Approx. 102.8 sq. metres (1106.9 sq. feet)
Plus carport, approx. 12.6 sq. metres (135.2 sq. feet)
Total area including garage : approx. 115.4 sq metres (1242.1 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







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.

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