



High Road, North Weald

Asking Price £424,995

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ESTATE AGENTS



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**TWO/THREE BEDROOMS \* 90FT REAR GARDEN \***  
**APPROX. 730 SQ FT VOLUME \* SOUTHERLY FACING**  
**GARDEN \* OFF STREET PARKING \***

Discover this enchanting and beautifully presented three-bedroom cottage, offering a wealth of charm and original features. Situated in the heart of North Weald village close to local shops and open countryside. This property is a true gem, showcasing an array of original features that reflect its character and charm. The current owners have meticulously maintained the home, ensuring it remains in impeccable condition.

As you step inside, you'll be greeted by a spacious lounge and dining area, complete with a cozy log burner – the perfect spot to unwind on chilly evenings. The galley kitchen is ideal for culinary enthusiasts, while the conveniently located bathroom adds to the cottage practicality of the ground floor. Upstairs, you'll find two inviting double bedrooms, alongside a smaller third bedroom that seamlessly connects to the second and could be a perfect nursery or home office.

The outdoor space is equally impressive, featuring a driveway and a gated side entrance that leads to a stunning rear garden, measuring over 90 feet in length. This well-maintained garden is an oasis of tranquility, boasting a delightful patio area, a shed for storage, and a log store for your convenience. Don't miss the opportunity to experience the allure of this lovely cottage firsthand.

High Road is situated close to arable farmland, St Andrews Primary School & open fields at Weald Common. The property is a short walk to the High Street offering a range of shops, including "COOP" store, cafes, restaurant & public houses. Transport links are provided along the A414 allowing access to Chelmsford & the M11. Epping is a short drive connection to London via the Central Line & has a busy High Street. North Weald schooling is provided at St. Andrews Primary School, Epping St Johns Comp School in Epping & the Ongar Academy.







## GROUND FLOOR

### Dining Area

10'11" x 10'7" (3.33m x 3.23m)

### Living Room

11'6" x 10'8" (3.51m x 3.26m)

### Kitchen

8'3" x 6'2" (2.51m x 1.89m)

### Lobby

### Bathroom

5'11" x 6'3" (1.80m x 1.91m)

## FIRST FLOOR

### Bedroom One

11'6" x 8'11" (3.50m x 2.72m)

### Dressing Room / Nursery

8'9" x 6'8" (2.67m x 2.04m)

### Bedroom Two

11'0" x 10'8" (3.36m x 3.24m)

## EXTERNAL AREA

### Rear Garden

81' max x 15'11" (24.69m max x 4.85m)

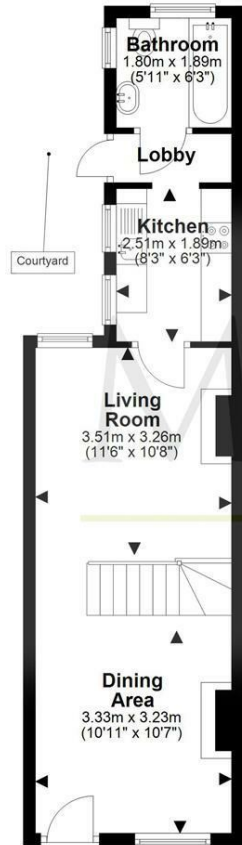
### Courtyard

18'9" x 7'6" (5.72m x 2.29m)





**Ground Floor**  
Approx. 36.0 sq. metres (387.7 sq. feet)

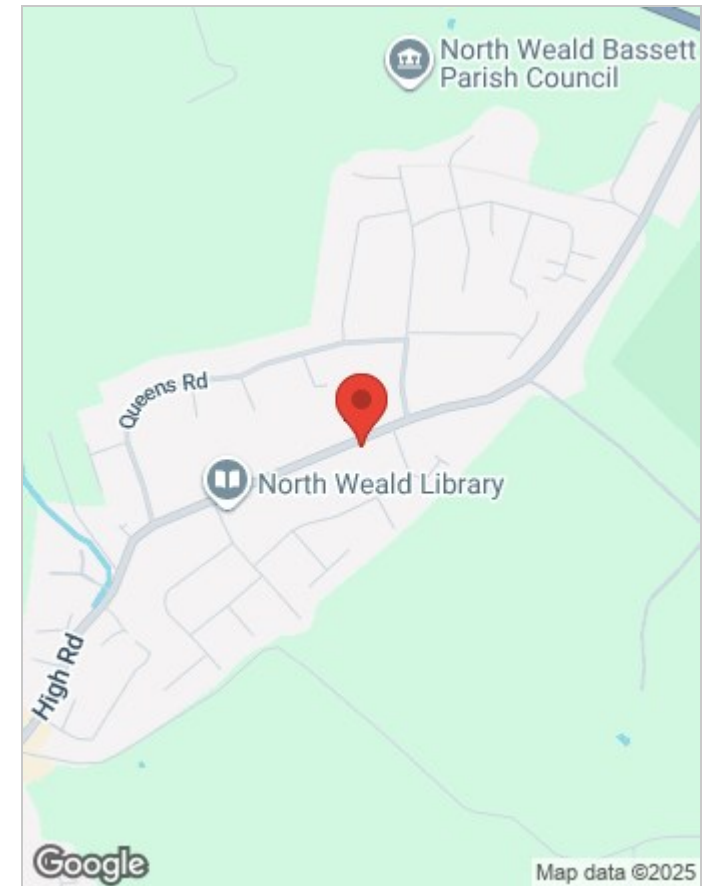


**First Floor**  
Approx. 31.6 sq. metres (340.3 sq. feet)



Total area: approx. 67.6 sq. metres (728.0 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



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>			(81-91) <b>B</b>		
(69-80) <b>C</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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