



Wing Close, North Weald, CM16 6DX

Price Range £975,000

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MILLERS
ESTATE AGENTS

**** PRICE RANGE : £975,000 - £1,025,000 ****
EXECUTIVE DETACHED HOUSE * FIVE BEDROOMS *
BESPOKE GATED DEVELOPMENT * 2,348 SQ FT OF
ACCOMMODATION * STUNNING CONDITION *

We are pleased to offer this modern and beautifully appointed detached family house. The property is positioned in a private and gated development of four detached dwellings. The approach to the house is via secure electric gates linking to the main house which is positioned at the end of a gravelled driveway and backing onto Roughly Woods. Access to the accommodation is via a spacious entrance hall with stairs leading to the first floor and internal doors open into the reception rooms. The remodelled kitchen and dining room boasts an impressive fully fitted kitchen with central island and a host of fitted "Miele" appliances. Opening into a family and dining space and into the utility room. There is a beautifully decorated living room with a feature brick inglenook fireplace and French doors opening to the garden. The first floor offers five bedrooms leading from the stairs and sizeable landing. There are four double bedrooms and good size single. The master suite has an en-suite bathroom and range of fitted wardrobes. There is also a four piece family bath and shower room.



PLANNING PERMISSION GRANTED FOR LOFT EXTENSION TO PROVIDE A FURTHER TWO BEDROOMS, EN SUITE AND PLAYROOM. (Expired Approval Ref: EPF/2163/17).

The property is situated in the heart of North Weald village close to arable farmland, the airfield and the open fields at Church Lane. Wing Close is also a short walk to the high street offering a range of shops which includes a COOP store, cafes, restaurant and public houses. Transport links are provided along the A414 allowing access to both Chelmsford and the M11 at Hastingwood. The larger town of Epping is a short drive offering a connection to London via the Central Line and has a busy High Street.





GROUND FLOOR

Entrance Hall

Cloakroom WC

5'9" x 3'6" (1.76m x 1.07m)

Living Room

19'1" x 12'8" (5.81m x 3.85m)

Kitchen Breakfast Room

14'11" x 11'6" (4.55m x 3.51m)

Utility Room

5'10" x 6'2" (1.78m x 1.87m)

Dining Room

13'10" x 11'5" (4.21m x 3.48m)

Landing

FIRST FLOOR

Bedroom One

21'0" x 17'6" (6.39m x 5.34m)

En-suite Shower Room

10' x 5'5" (3.05m x 1.65m)

Bedroom Two

10'10" x 13'8" (3.30m x 4.17m)

Bedroom Three

8'0" x 13'8" (2.44m x 4.17m)

Bedroom Five

7'6" x 11'0" (2.29m x 3.35m)

Bedroom Four

9'4" x 13'5" (2.84m x 4.08m)

Bathroom

10'2" x 8'2" (3.10m x 2.49m)

Double Garage

19'2" x 17' (5.84m x 5.18m)

EXTERNAL AREA

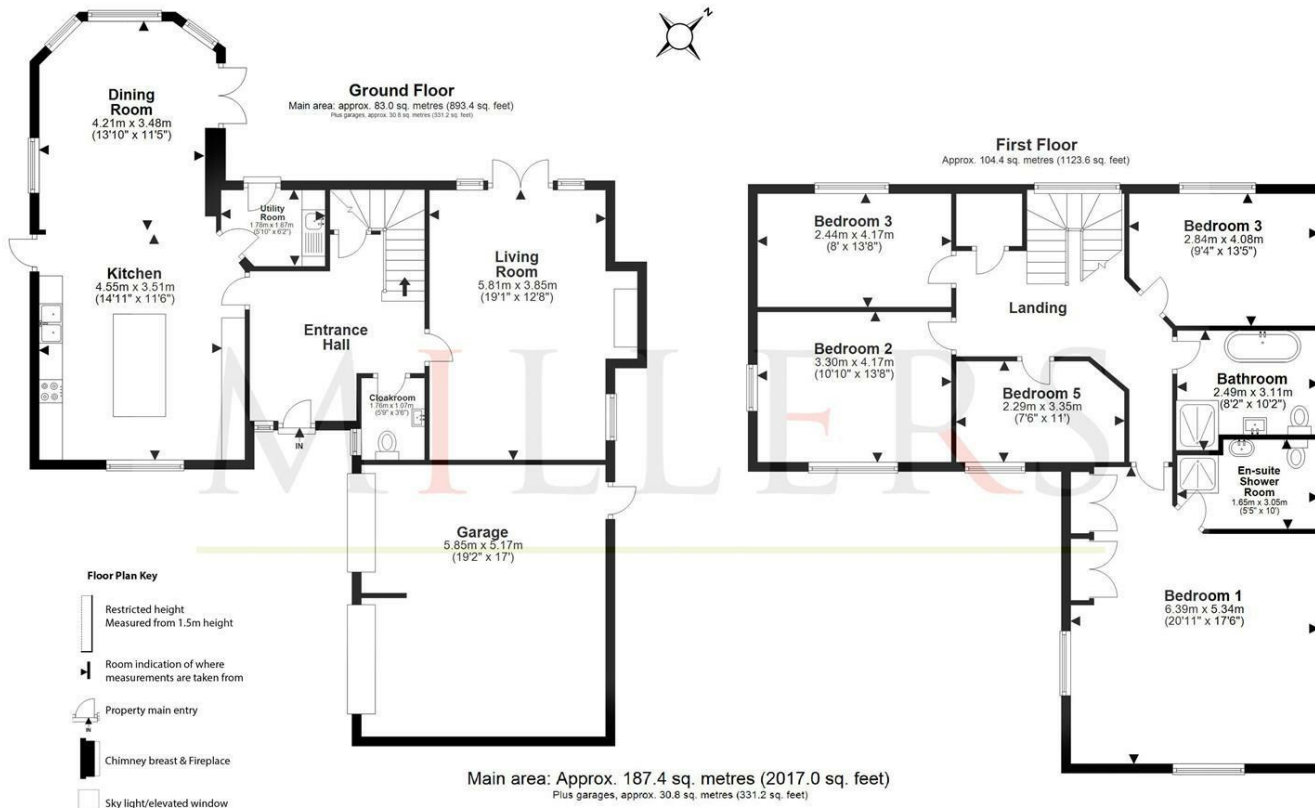
Rear Garden

33' x 34' (10.06m x 10.36m)

Side Garden

36' x 35' (10.97m x 10.67m)

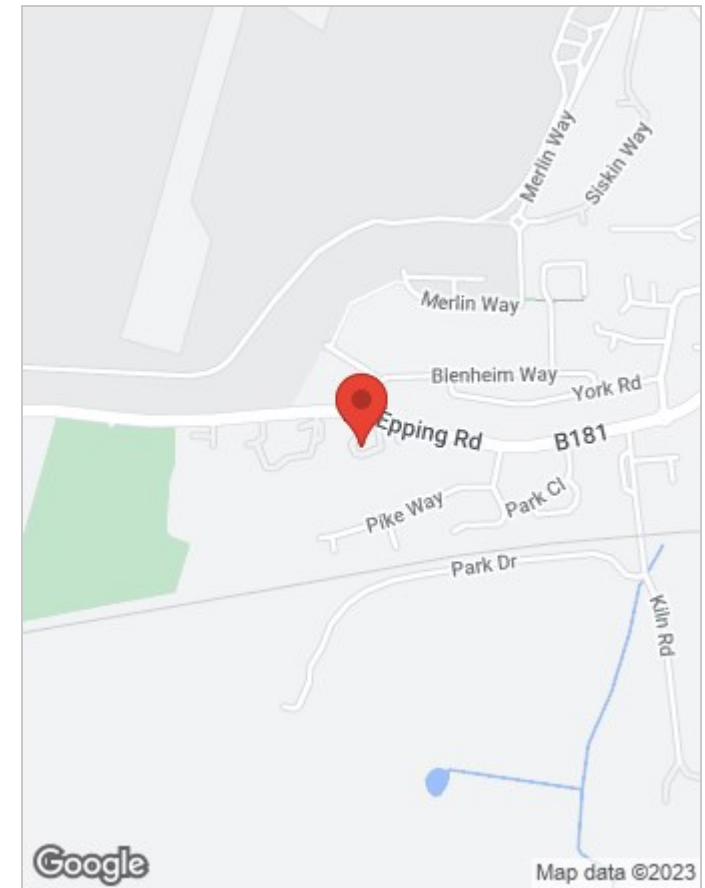




Main area: Approx. 187.4 sq. metres (2017.0 sq. feet)
 Plus garages, approx. 30.8 sq. metres (331.2 sq. feet)

Total area including garages and outbuildings: approx. 218.3 sq metres (2348.2 sq feet2)

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			
(81-91) B			
(69-80) C		72	79
(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		66	73
(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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