



Highfield Green, Epping

Price Range £450,000



MILLERS  
ESTATE AGENTS



**\*PRICE RANGE £450,000 TO £480,000 \* END OF TERRACE \* THREE RECEPTION ROOMS \* THREE BEDROOMS \* GARAGE EN-BLOC \* A DESIRABLE LOCATION \* NEEDING SOME UPDATING \***

We are pleased to offer this three bedroom family home, situated in the popular development of Highfield Green. Being close to arable farmland, walking distance to Epping St Johns and the High Street with its wide array of shops, restaurants, cafes and bars.

The accommodation comprises an entrance hall leading to ground floor WC, a fitted kitchen, a living room, dining room with patio doors leading to a conservatory and the rear garden. The first floor offers three bedrooms, two double in size and a good size third bedroom. There is a family bathroom with a white three-piece suite. Externally the property has a generous rear garden mainly laid to crazy paving. There is a garden shed and side access. Additionally, the property has double glazed windows, gas radiator heating and has a garage located en-bloc. Highfield Green is located to the West of Epping Town and provides ample residents parking. It is a popular choice for family's as it has centrally located green play areas.

Highfield Green is conveniently placed within a short walk to the shops, restaurants, bars and cafes. Bell Common is also within close proximity, arable farmland lies opposite and parts of Epping Forest are a short walk. Epping Town offers excellent local schooling; 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

### Cloakroom WC (max)

4'9" x 4'6" (1.45m x 1.37m)

### Dining Room

14'3" x 9'11" (4.34m x 3.02m)

### Kitchen

14'6" x 5'8" (4.42m x 1.72m)

### Living Room

13'3" x 15'11" (4.04m x 4.86m)

### Conservatory

11'10" x 10'1" (3.61m x 3.07m)

## FIRST FLOOR

### Landing

### Bedroom One

13'6" x 9'1" (4.12m x 2.78m)

### Bedroom Two

11'1" x 9'10" (3.38m x 3.00m)

### Bedroom Three

10'6" x 6'0" (3.19m x 1.83m)

### Bathroom

5'11" x 6'5" (1.80m x 1.96m)

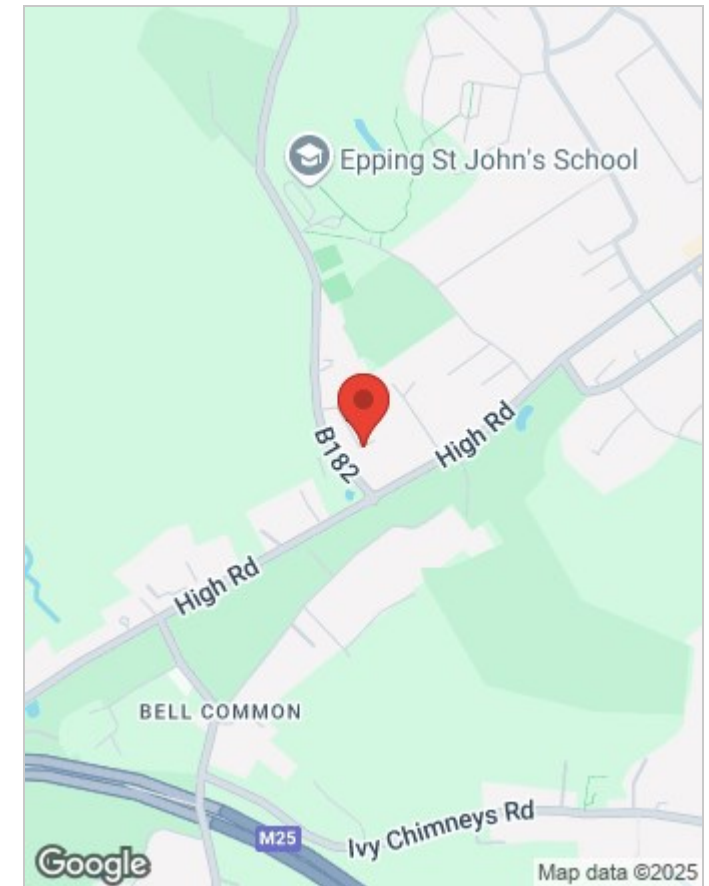
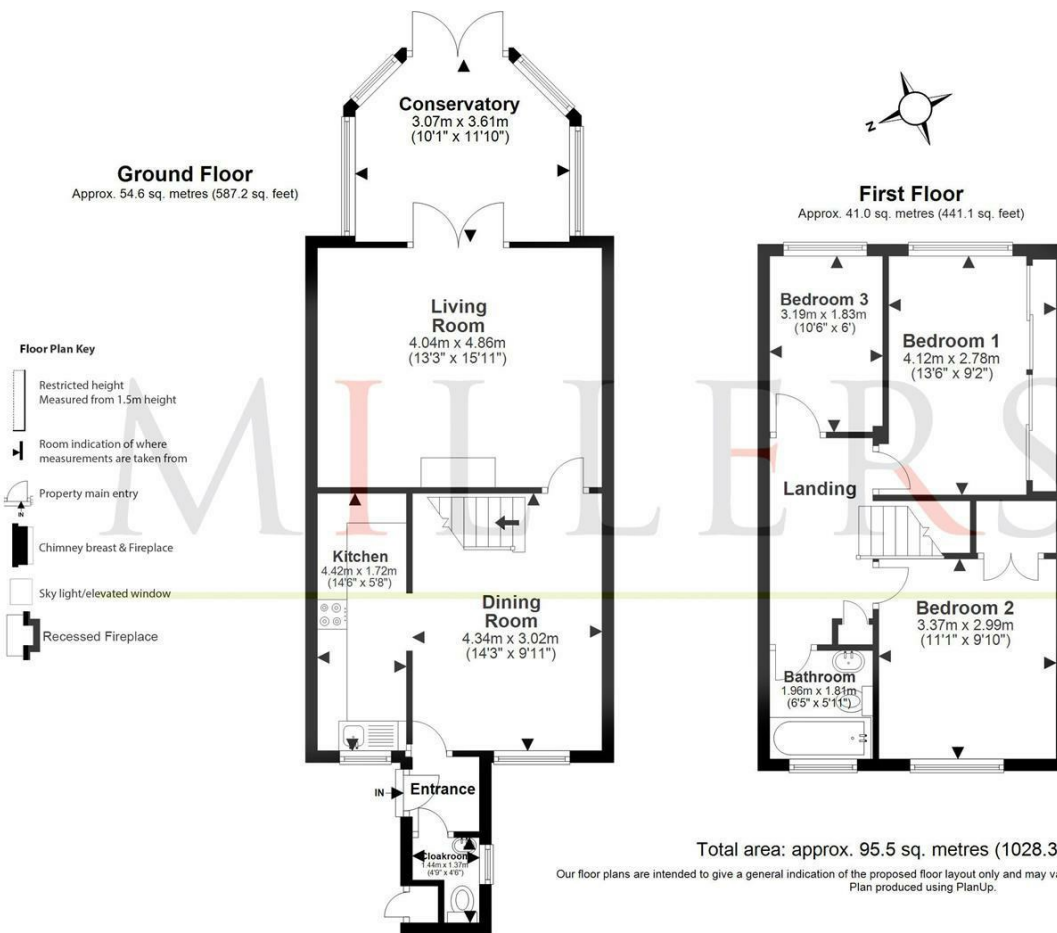
## EXTERNAL AREA

### Rear Garden

38'5" x 17'6" (11.71m x 5.33m)







## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC