



**Green Close, Epping Green**  
**Price Range £475,000**



**MILLERS**  
ESTATE AGENTS

\* PRICE RANGE £475,000 - £500,000 \* SEMI DETACHED HOUSE \* THREE BEDROOMS \* THREE RECEPTION ROOMS \* OFF STREET PARKING \* POPULAR VILLAGE LOCATION \* WESTERLY FACING GARDEN \*

A three bedroom, semi-detached family home situated in the popular and semi-rural village of Epping Green. The accommodation comprises an entrance hallway leading to ground floor cloakroom WC. A door leads to the living room which has stairs rising to the first floor and feature wooden flooring that flows to the dining room and the further reception room (garage conversion). The kitchen is fitted with white units and contrasting worktops, there is a built in stainless steel oven, a gas hob and extractor fan above. The first floor benefits from a spacious master bedroom with a range of built in wardrobes to one wall, there is a further double bedroom and a single third bedroom facing the front green. The family bathroom comprises a three-piece suite with white sanitary ware and fully tiled walls.

The external area offers a front garden laid to lawn and garden path to the front door. Parking on the driveway is to the side in front of the house. The rear garden is well established and well presented. There is a patio area to the rear of the house, a lawn area, wooden fencing and a rear sitting area laid to stone.

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

### Cloakroom WC

5'8" x 2'9" (1.73m x 0.84m)

### Living Room

13'4" x 12'4" (4.07m x 3.75m)

### Dining Room

9'1" x 7'6" (2.78m x 2.28m)

### Kitchen

10'6" x 7'4" (3.21m x 2.24m)

### Family Room

16'6" x 7'11" (5.03m x 2.41m)

## FIRST FLOOR

### Bedroom One

10'5" x 8'9" (3.18m x 2.67m)

### Bedroom Two

9'11" x 8'9" (3.02m x 2.67m)

### Bedroom Three

8'8" x 6'7" (2.64m x 2.01m)

### Bathroom

6'4" x 6'3" (1.93m x 1.91m)

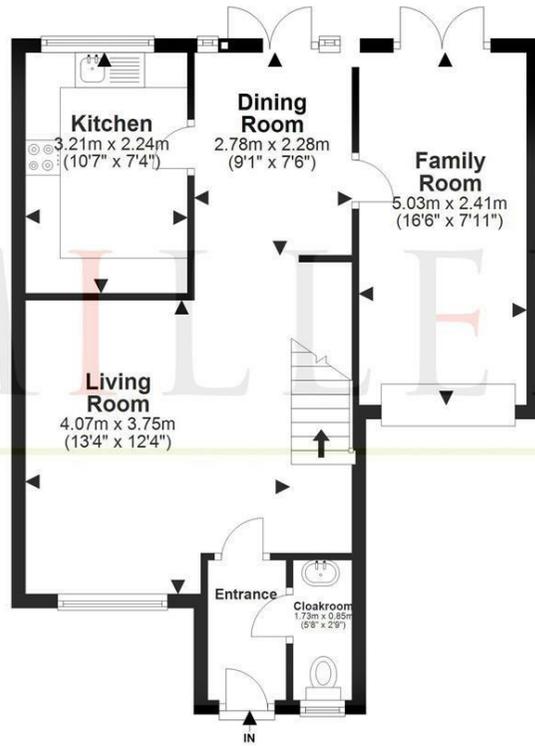
## EXTERNAL AREA

### Rear Garden

40' x 25'10" (12.19m x 7.87m)

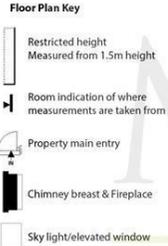
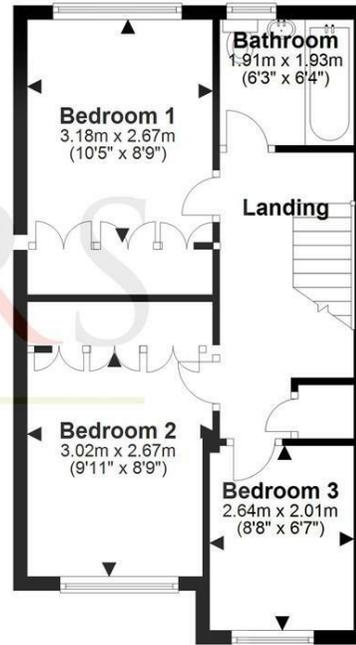
### Ground Floor

Approx. 52.1 sq. metres (561.0 sq. feet)



### First Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



Total area: approx. 91.1 sq. metres (980.3 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	
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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