



Church Lane, North Weald

Guide Price £275,000



MILLERS  
ESTATE AGENTS



**\* GROUND FLOOR MAISONETTE \* IMMACULATE THROUGHOUT \* LONG LEASE TERM \* ALLOCATED PARKING \* PRIVATE REAR GARDEN \* TWO RECEPTION ROOMS \***

Nestled on Church Lane in North Weald, this stunning ground floor maisonette offers a delightful living experience in a charming setting. Spanning 563 square feet, the property is in excellent decorative order throughout, making it an inviting home for potential buyers or renters.

Upon entering, you are greeted by a welcoming entrance porch that leads into a cosy front lounge, perfect for relaxation. The newly fitted kitchen/breakfast room is both functional and stylish, seamlessly connecting to a bright and airy conservatory/dining area. This space is ideal for entertaining or enjoying meals while overlooking the picturesque rear garden.

The double bedroom is a comfortable retreat, featuring built-in wardrobes that provide ample storage. The maisonette also boasts a well-appointed three-piece bathroom, ensuring convenience and comfort.

Outside, the property is complemented by a lovely rear garden, which includes a patio area for outdoor dining, an artificial lawn for easy maintenance, and rear access for added practicality. Additionally, there is a small front garden that enhances the property's curb appeal.

For those with vehicles, the maisonette offers an allocated parking space, along with visitor parking for guests. With approximately 120 years remaining on the lease, this property presents a fantastic opportunity for anyone seeking a charming home in a pleasant location. Don't miss the chance to make this delightful maisonette your own.

North Weald village offers a range of local shops which includes a COOP store, cafe, restaurant and public houses. It has a local nature reserve, village hall, pharmacy and vets. Access via the A414 leads to Chelmsford, the M11 at Hastingwood and the larger Market town of Epping with its central line station serving London.







## GROUND FLOOR

### Front Entrance Porch

### Living Room

16'11" x 11'5" (5.15m x 3.48m)

### Kitchen Breakfast Room

5'10" x 13'2" (1.78m x 4.02m)

### Dining Room/Conservatory

12'6" x 13'4" (3.82m x 4.06m)

### Bedroom 1

9'11" x 12'6" (3.03m x 3.81m)

### Bathroom

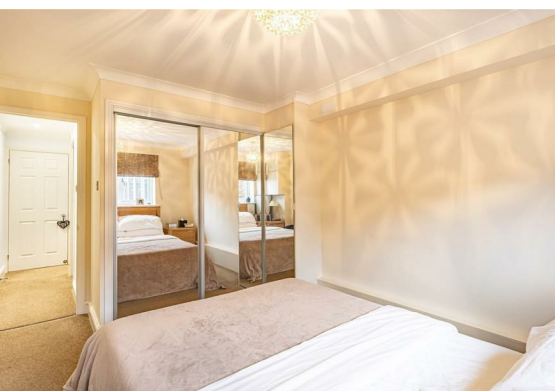
6'3 x 5'7 (1.91m x 1.70m)

## EXTERIOR

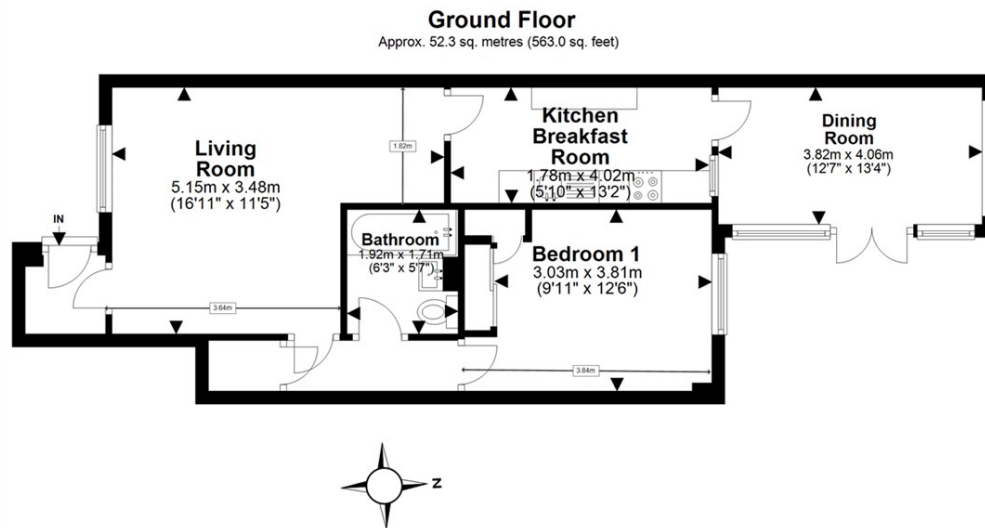
### Front Garden

### Rear Garden

28'9 x 16'8 (8.76m x 5.08m)







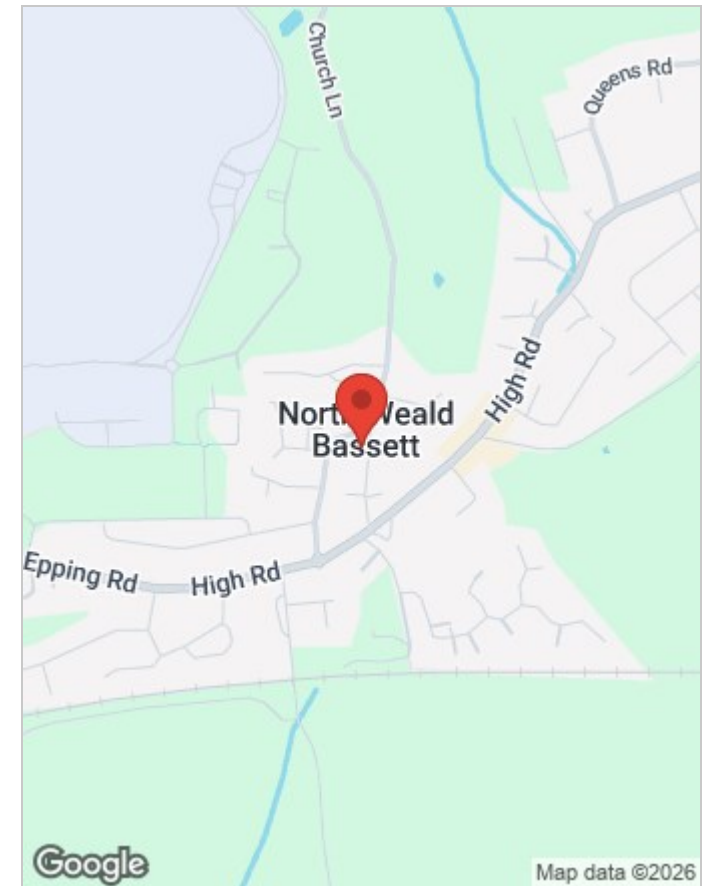
Total area: approx. 52.3 sq. metres (563.0 sq. feet)

Plan produced using PlanUp.

## 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		
	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	

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