



High Road, North Weald

Guide Price £674,995



MILLERS  
ESTATE AGENTS

**\* ATTRACTIVE SEMI DETACHED \* FAMILY ACCOMMODATION \* WELL PRESENTED \* DRIVEWAY & DOUBLE GARAGE \* CLOSE TO SHOPS & COUNTRYSIDE \* APPROX. 1,622 SQ FT VOLUME \***

This charming and characterful four-bedroom semi-detached home is beautifully presented & offers four bedroom accommodation that perfectly blends character with modern living. The stunning property enjoys a secluded position hidden behind the main high road & is within a short walk to both village shops and open countryside. The accommodation measures approximately 1,630.00 sq ft volume and comprises three reception rooms and four bedrooms.

Approached via a gravelled driveway that leads to ample parking and a double garage. The attractive front door allows access to an entrance porch and inner hallway. Inside, three versatile reception rooms provide ample space for relaxing or entertaining, including a conservatory, living room, and sitting room. The well-appointed kitchen breakfast room offer a great space to entertain or the family to relax. There is a practical cloakroom WC which completes the ground floor.

The first-floor boasts four comfortable bedrooms with bedroom one have and range of fitted wardrobes and cupboards. The family bathroom features a four-piece suite finished with white sanitary ware and fully tiled walls, creating a delightful retreat that adds a touch of grandeur. Outside, the private garden features a lush lawn and a raised wooden decked veranda, offering the perfect setting for outdoor dining or play. A handy side entrance leads to the front via a gated access. This home is ideal for families or anyone seeking both space and seclusion.

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.





## GROUND FLOOR

### Entrance Hall

### Living Room

12'0" x 12'11" (3.66m x 3.93m)

### Kitchen Dining Room

22'9" x 9'5" (6.93m x 2.87m)

### Family Room

8'11" x 15'9" (2.72m x 4.80m)

### Cloakroom WC

4' x 3'1" (1.22m x 0.94m)

### Garden Room

11'7" x 9'8" (3.53m x 2.95m)

## FIRST FLOOR

### Bedroom One

10'4" x 13'7" (3.16m x 4.13m)

### Bedroom Two

9'2" x 9'5" (2.80m x 2.86m)

### Bedroom Three

9'1" x 7'7" (2.76m x 2.32m)

### Bedroom Four

9'1" x 7'10" (2.76m x 2.39m)

### Bathroom

9'4" x 5'5" (2.84m x 1.65m)

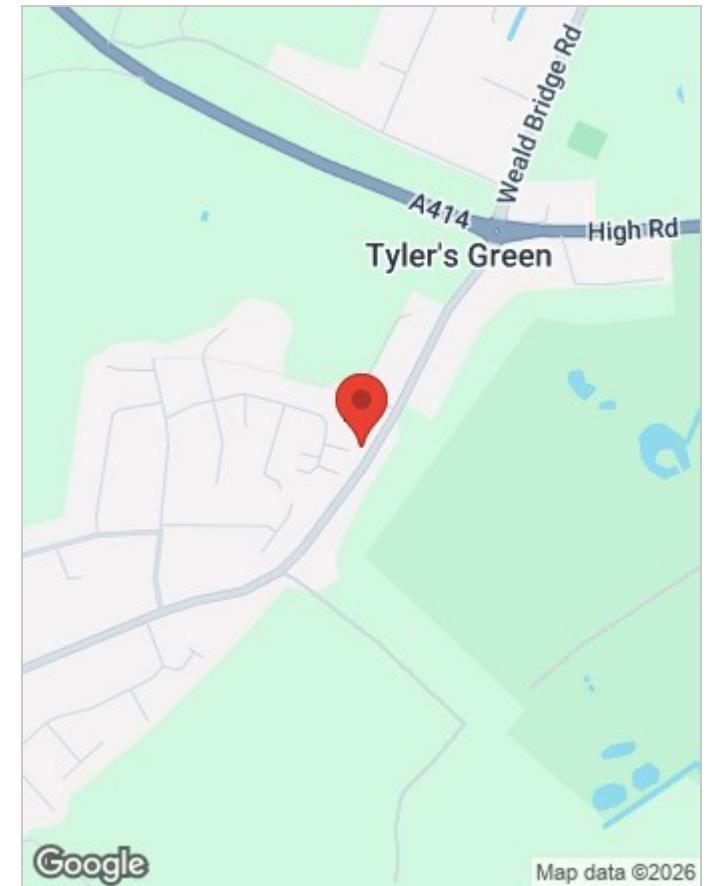
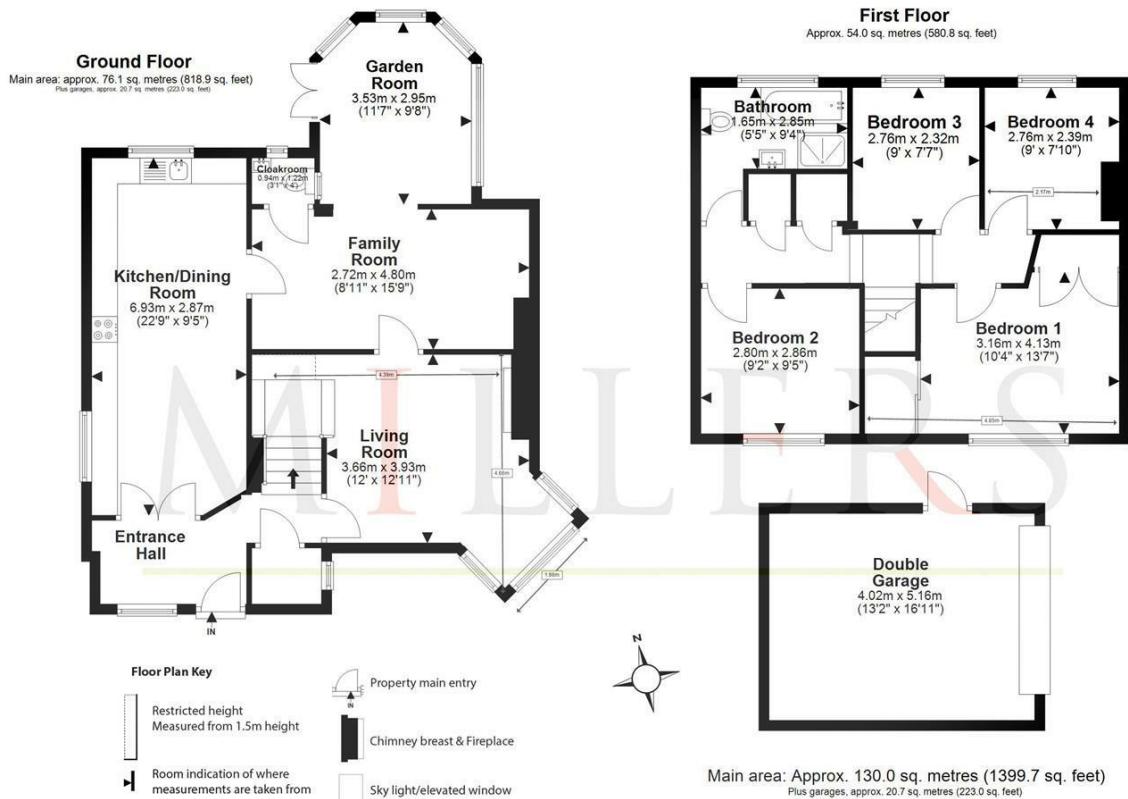
## EXTERNAL AREA

### Double Garage

16'11" x 13'2" (5.16m x 4.01m)

### Rear Garden

25'7" x 33'7" (7.80m x 10.24m)



**Total area including garage : approx. 150.7 sq metres (1622.7 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

## 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 firm's 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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