



**Hemnall Street, Epping, CM16 4LZ**

**O.I.E.O £1,100,000**



**MILLERS**  
ESTATE AGENTS

**\* DETACHED FAMILY HOME \* EXTENDED ACCOMMODATION \* DESIRABLE LOCATION \* GREAT POTENTIAL (STPP) \* GARAGE & AMPLE PARKING \* VACANT POSSESSION \***

A superb opportunity to acquire this detached family home with garage and parking, situated close to the High Street in one of Epping premier residential roads. The property has been extended to the rear by our current vendors and boasts pretty well established gardens. The property offers potential to further extend or remodel to the side (side subject to the relevant planning consents) The accommodation comprises of a front entrance hallway, a ground floor cloakroom/WC, an attractive living room with bay window and a feature fireplace which opens into the dining room and extended rear family room overlooking the rear garden. There is a fully fitted modern kitchen /breakfast room with granite worktops, built in appliances and wood effect flooring. The first floor enjoys a turn staircase with a large window allowing an abundance of natural light to the first floor landing. There are three good size bedrooms with fitted wardrobes, and a larger than average family bathroom comprising with a five piece suite with white sanitary ware.

The front of the property has an attractive lawn garden area with tree, shrub and flower borders. An extensive driveway allows parking for up to four vehicles and leads to a single detached garage. Side access leads to a pretty and well established secluded rear garden which benefits from a patio area to the immediate rear which is perfect for Alfresco dining. A wonderful lawn which is surrounded by well-established mature shrubs, bush and tree borders. In addition there is a timber garden shed to the side and access to the single garage.

Hemnall Street is a popular and sought after residential road which is ideally placed for the High Street, Bell Common and parts of Epping Forest and Epping station serving London which is less than half a mile away.

**INTERNAL VIEWING IS STRONGLY RECOMMENDED**





## GROUND FLOOR

### Entrance Hall

### Cloakroom WC

5'4" x 2'11" (1.63m x 0.89m)

### Living Room

11'4" x 16'3" (3.46m x 4.95m)

### Dining Area

9'7" x 11'5" (2.91m x 3.49m)

### Family Area

11'3" x 8'6" (3.43m x 2.59m)

### Kitchen/Breakfast Room

9'7" x 13'1" (2.92m x 4.00m)

## FIRST FLOOR

### Landing

### Bedroom One

11'4" x 14'4" (3.45m x 4.38m)

### Bedroom Two

9'0" x 14'6" (2.74m x 4.41m)

### Bedroom Three

8'4" x 10'3" (2.53m x 3.12m)

### Bathroom

10'1" x 7'5" (3.07m x 2.26m)

## EXTERNAL AREA

### Front Garden

### Detached Single Garage

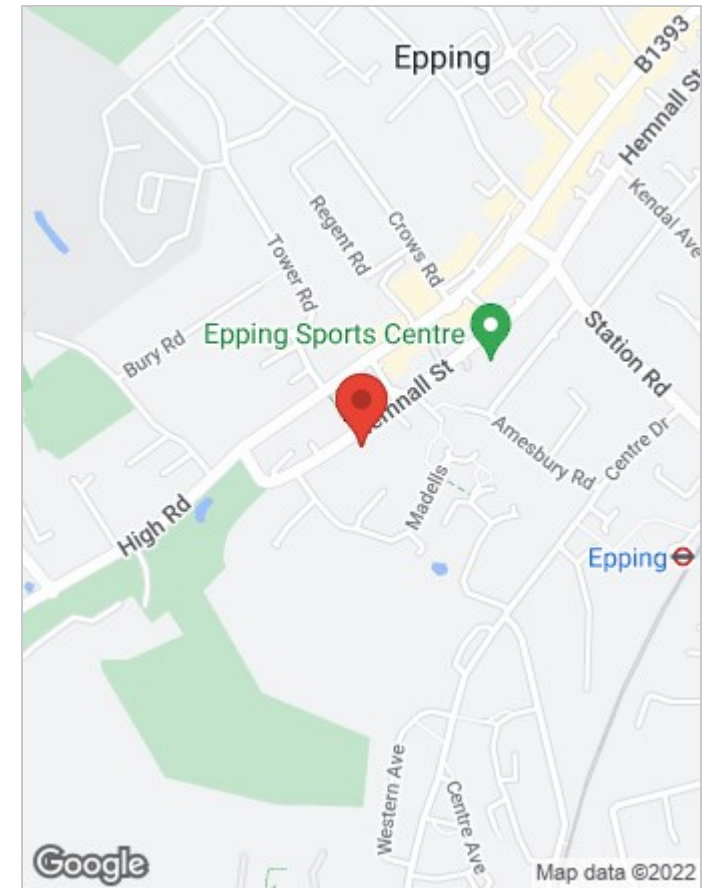
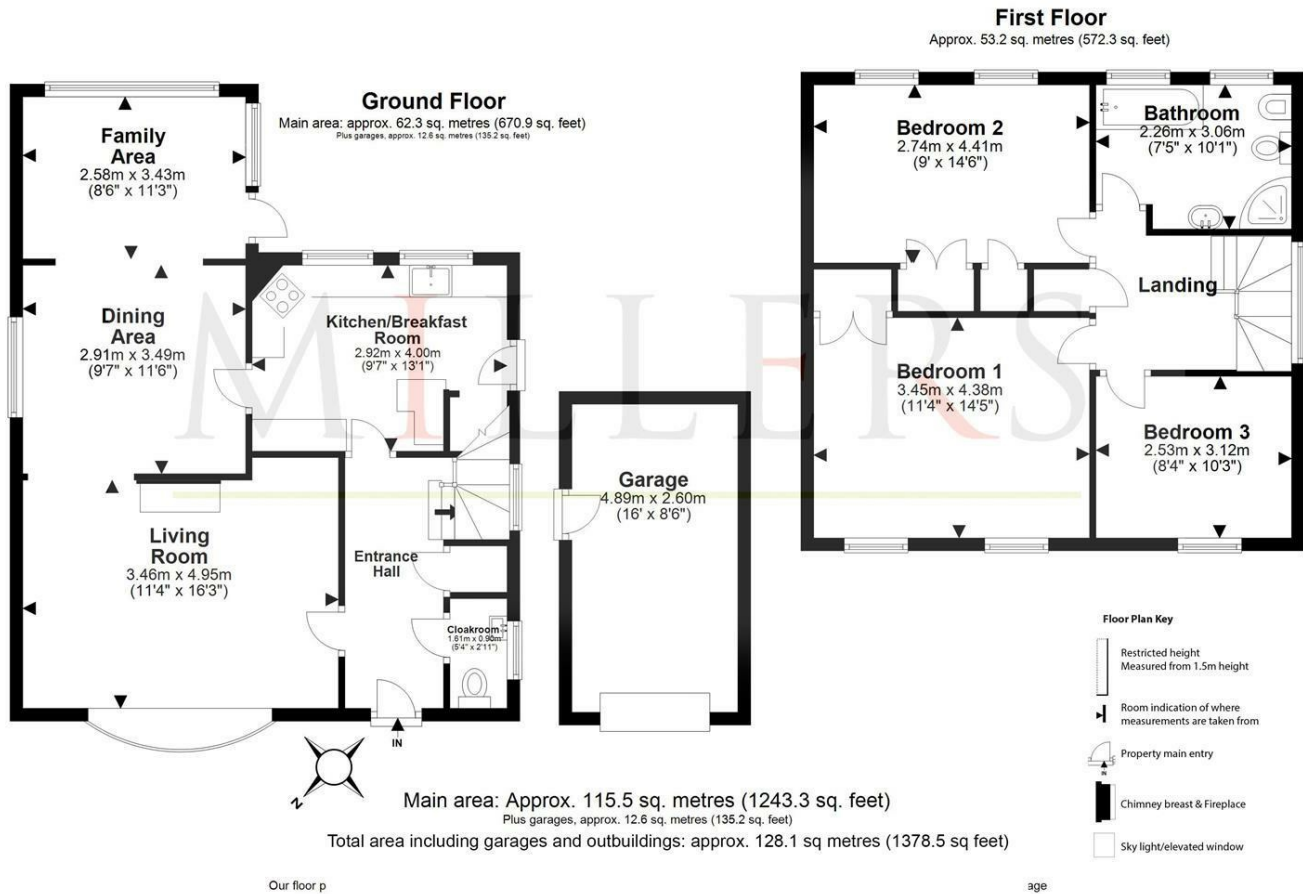
16'0" x 8'6" (4.88m x 2.6m)

### Driveway Ample Parking

### Rear Garden

73' x 55' (22.25m x 16.76m)





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	

## 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.