



Wedgewood Close, Epping

Offers Over £850,000



MILLERS
ESTATE AGENTS

* NO ONWARD CHAIN * FOUR BEDROOMS *
INTEGRAL DOUBLE GARAGE * TWO
RECEPTIONS *
* BACKING ONTO OPEN FARMLAND *
WALKING DISTANCE OF EPPING STATION *

Nestled in the heart of Epping, Wedgewood Close presents an exceptional opportunity to acquire a splendid four-bedroom townhouse. This property boasts a prime location, situated just a stone's throw from Epping High Street, offering a vibrant array of shops, cafes, and local amenities. For those who commute, Epping Station is conveniently within walking distance, ensuring easy access to central London.

The townhouse features two spacious reception rooms, perfect for both entertaining guests and enjoying family time. With four well-proportioned bedrooms, there is ample space for a growing family or for those who desire extra room for guests or a home office. The property also includes two bathrooms, providing convenience and comfort for all residents.

One of the standout features of this home is its parking capacity, with off street parking as well as an integral double length garage, a rare find in such a central location. Additionally, the property is offered with no onward chain, allowing for a smooth and efficient purchase process.

Backing onto picturesque open farmland, this townhouse not only provides a comfortable living space but also offers stunning countryside views, creating a serene atmosphere that is hard to find in urban settings. This combination of modern living and natural beauty makes Wedgewood Close an ideal choice for anyone seeking a harmonious lifestyle in Epping. Do not miss the chance to make this delightful property your new home.





Entrance Hall

Cloakroom

4'6 max x 4'0 max (1.37m max x 1.22m max)

Kitchen

11'9" x 7'3" (3.59m x 2.21m)

Dining Room

13'11" into bay x 11'9" (4.24m into bay x 3.58m)

Landing

Living Room

11'11" x 20'0" max (3.63m x 6.10m max)

Bedroom 2

11'11" x 10'1" (3.62m x 3.07m)

Bedroom 4

11'11" x 7'10" (3.62m x 2.39m)

Shower Room

7'0 max x 6'8 max (2.13m max x 2.03m max)

Landing

Bedroom 1

16'3" x 12'0" (4.95m x 3.65m)

Dressing Room

8'11" max x 7'8" (2.72m max x 2.34m)

En-suite Bathroom

8'11 x 8'5 max (2.72m x 2.57m max)

Bedroom 3

9'0" x 11'3" (2.74m x 3.43m)

EXTERIOR

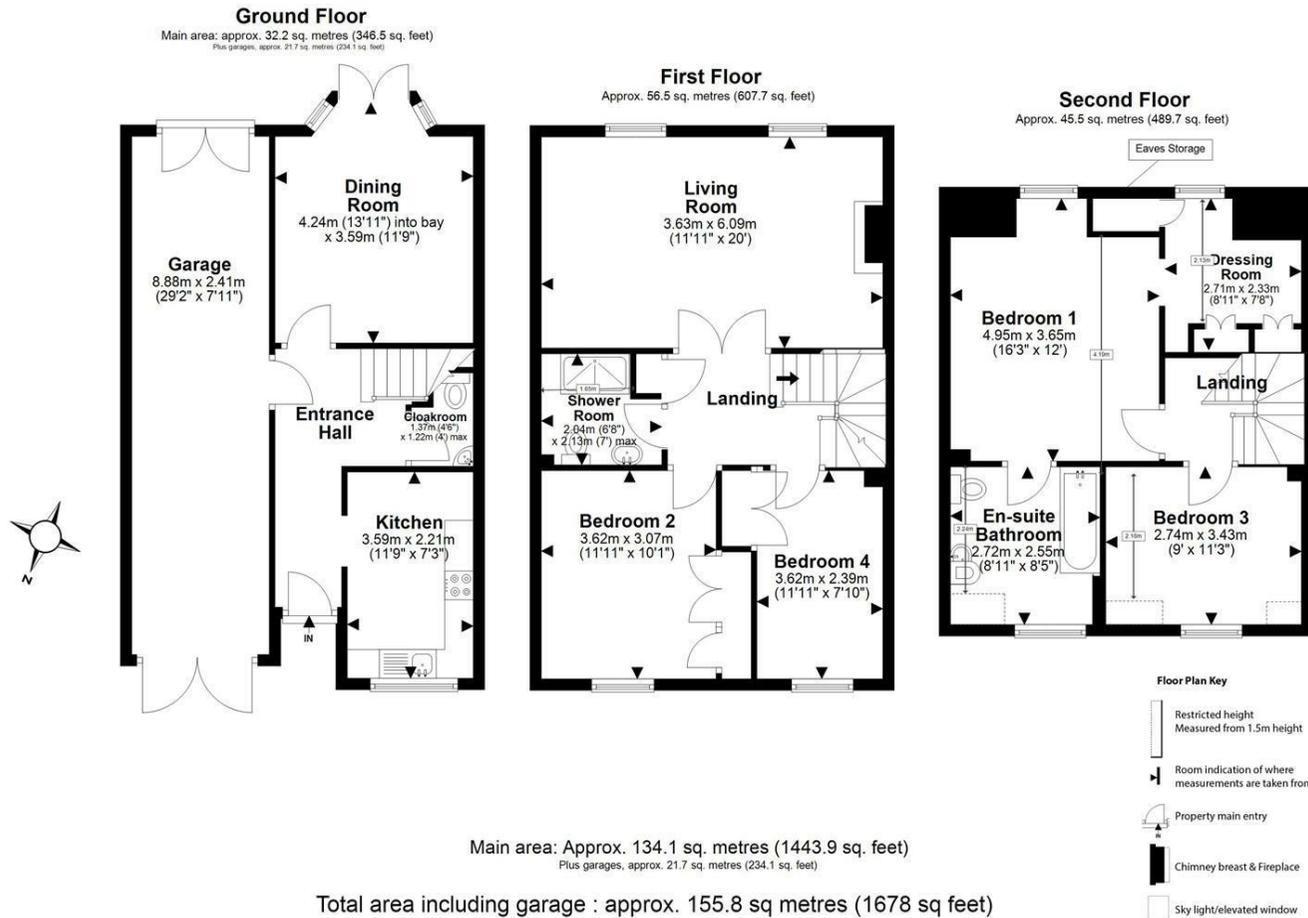
Rear Garden

66'0 x 21'0 (20.12m x 6.40m)

Garage

29'2 x 7'11 (8.89m x 2.41m)

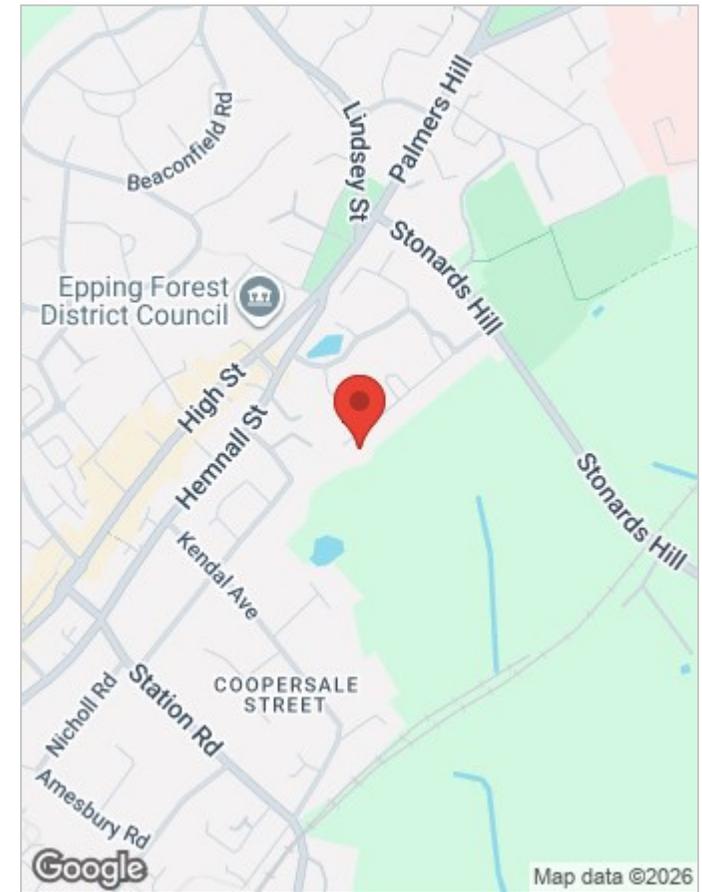




Main area: Approx. 134.1 sq. metres (1443.9 sq. feet)
Plus garages, approx. 21.7 sq. metres (234.1 sq. feet)

Total area including garage : approx. 155.8 sq metres (1678 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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions
England & Wales	EU Directive 2002/91/EC	76	82
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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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