



**Woodland Grove, Epping**

**Asking Price £285,000**

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**MILLERS**  
ESTATE AGENTS

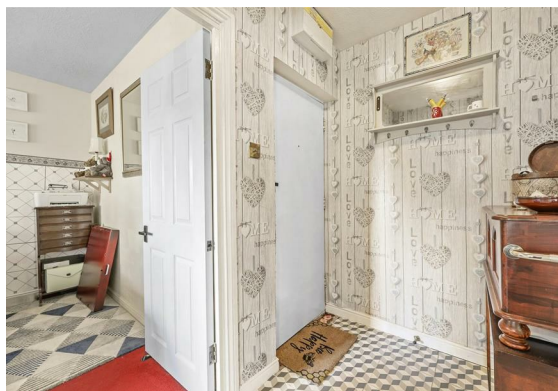
**\* NEW EXTENDED LEASE \* TOP FLOOR APARTMENT WITH LOFT SPACE \* ALLOCATED PARKING SPACE \* SHORT WALK TO STATION & SHOPS \* POPULAR DEVELOPMENT \***

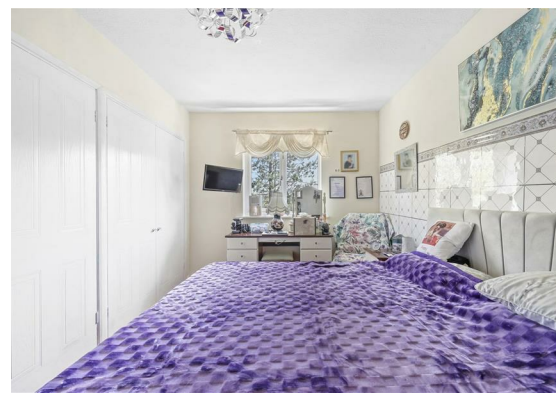
We are pleased to offer for sale this one double bedroom, top floor apartment offering a loft space for added storage, an allocated parking space with additional visitors parking and is located a few minutes walk to Epping Station on the Central Line, serving London.

The accommodation comprises a front door allowing access to the entrance hall which has a storage cupboard and doors leads to the further living area. The living room features a box window facing the front elevation and wooden flooring. The kitchen is fitted with a range of wall and base units and rolled edge working surfaces. There is a space for a fridge freezer and washing machine. The bathroom has a white three-piece suite with an electric shower over the bath. The double bedroom has a range of fitted wardrobes and a double glazed window.

Woodland Grove is located within central Epping and affords many benefits for the residents enjoyment of this desirable development. These include a number of communal gardens many with lawn areas and shrub and flower borders. Separate car parking areas with allocated spaces with clearly marked maps displayed in block hallways with ample provisions for visitors. Communal hallways and stairwells to the apartment buildings with secure entry phone systems for security. Communal refuse areas with separate bin storage.

The popular and historic market town of Epping is a charming and desirable place to live. The town benefits from a busy High Street with a varied range of shops, bars, cafes, restaurants and public houses. There is easy reach to the station connecting London and walking distance to open countryside and arable farmland.

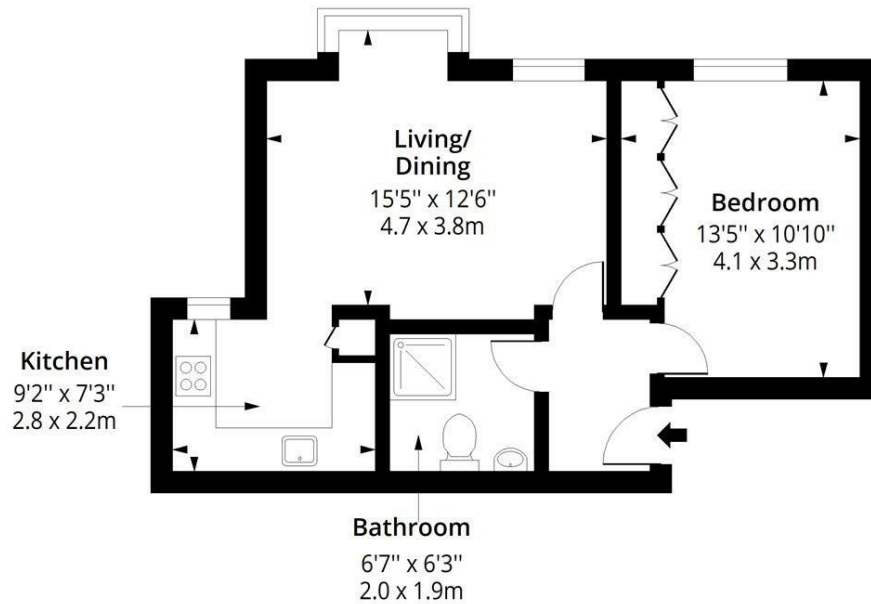




- Communal Entrance Hall**
- Secure Entry Phone System**
- Front Entrance Door**
- Hallway**
- Storage Cupboard**
- Living Room**  
10'4" x 15'3" (3.15m x 4.65m)
- Fitted Kitchen**  
7'1" x 9'4" (2.16m x 2.84m)
- Bedroom One**  
13'4" x 9'1" (4.06m x 2.77m)
- Bathroom**  
6'3" x 6'4" (1.91 x 1.94)
- Loft Space**
- EXTERIOR AREA**
- Allocated Parking Space**
- Communal visitors Parking Area**
- Communal Gardens**
- Communal Refuse Area**

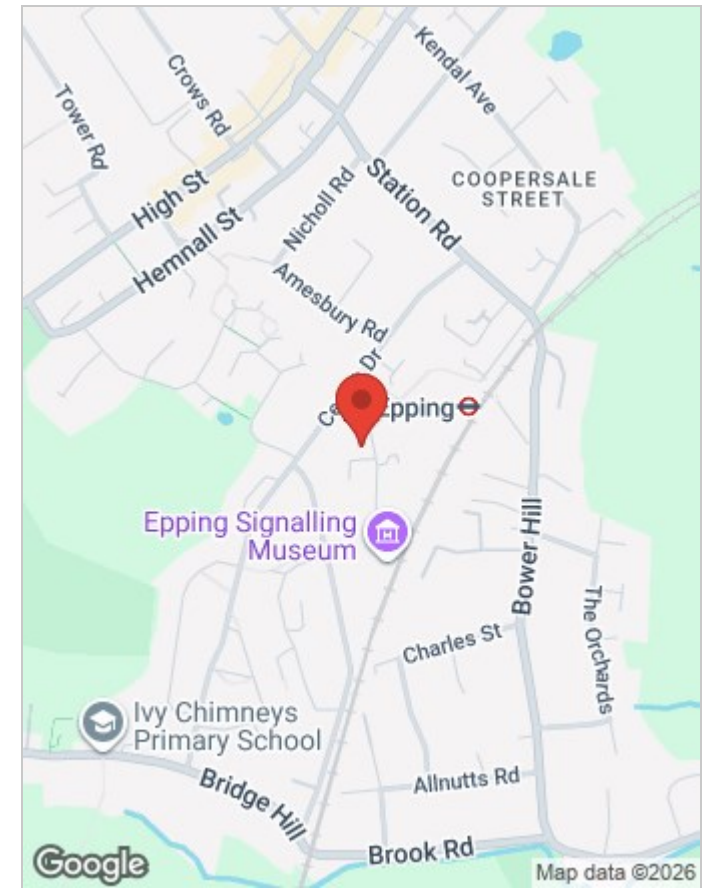
# Woodland Grove CM16

Approx. Gross Internal Area 477 Sq Ft - 44.31 Sq M



## Second Floor

Floor Area 477 Sq Ft - 44.31 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 4/5/2026

## 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	
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>	49	58	(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>

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