



**Brookfield, Thornwood**

**O.I.E.O £475,000**



**MILLERS**  
ESTATE AGENTS

\* THREE BEDROOMS \* SEMI DETACHED HOUSE \*  
ARRANGED OVER THREE FLOORS \* GARAGE  
CONVERSION \* LOW MAINTENANCE GARDEN \*  
BACKING ONTO ARABLE FARMLAND \* NO ONWARD  
CHAIN \*

Situated in the modern development of Brookfield, Thornwood, this three-bedroom semi-detached house offers a delightful blend of comfort and contemporary living. Arranged over three floors and measuring 992 sq ft in volume. The property boasts two reception rooms and three well-proportioned double bedrooms, making it an ideal home for couples or small families.

Upon entering, you will be greeted by two inviting reception rooms, a living room and a conservatory, perfect for entertaining guests or enjoying quiet evenings at home. There is a handy downstairs cloakroom WC and a fitted kitchen with a built-in stainless steel hob and extractor. The first floor offers two double bedrooms and a three-piece family bathroom. The second floor is dedicated to the main bedroom. For those who value outdoor space, the property offers a lovely garden backing onto fields. This garage conversion can serve as additional storage or a versatile workspace, with gated access to off-street parking for two vehicles.

This home is a sanctuary of comfort and a practical choice for modern living. With its prime location and exceptional layout, this property is sure to attract interest from discerning buyers seeking a well-appointed residence in Thornwood.

Thornwood Common is located nearby and is within walking distance of many parts of Epping Forest. This small village is located within a mile of Epping Town, which features a busy High Street with a variety of shops, restaurants, cafes, bars, and supermarkets. Epping also benefits from a central line station serving London. Thornwood offers access to parts of Epping Forest and has close proximity to the M11 at Hastingwood and the A414 for Chelmsford.





## GROUND FLOOR

### Kitchen

8'0" x 6'7" (2.43m x 2.01m)

### Cloakroom

5'5" x 2'7" (1.65m x 0.79m)

### Living Room

15'1" x 12'8" (4.60m x 3.87m)

### Conservatory

9'10" x 9'6" (3.00m x 2.90m)

## FIRST FLOOR

### Bedroom Two

8'0" x 12'7" (2.45m x 3.84m)

### Bedroom Three

7'4" x 12'8" (2.23m x 3.86m)

### Bathroom

7'4" x 6' (2.24m x 1.83m)



## SECOND FLOOR

### Bedroom One

13'11" x 8'11" (4.23m x 2.73m)

## EXTERNAL AREA

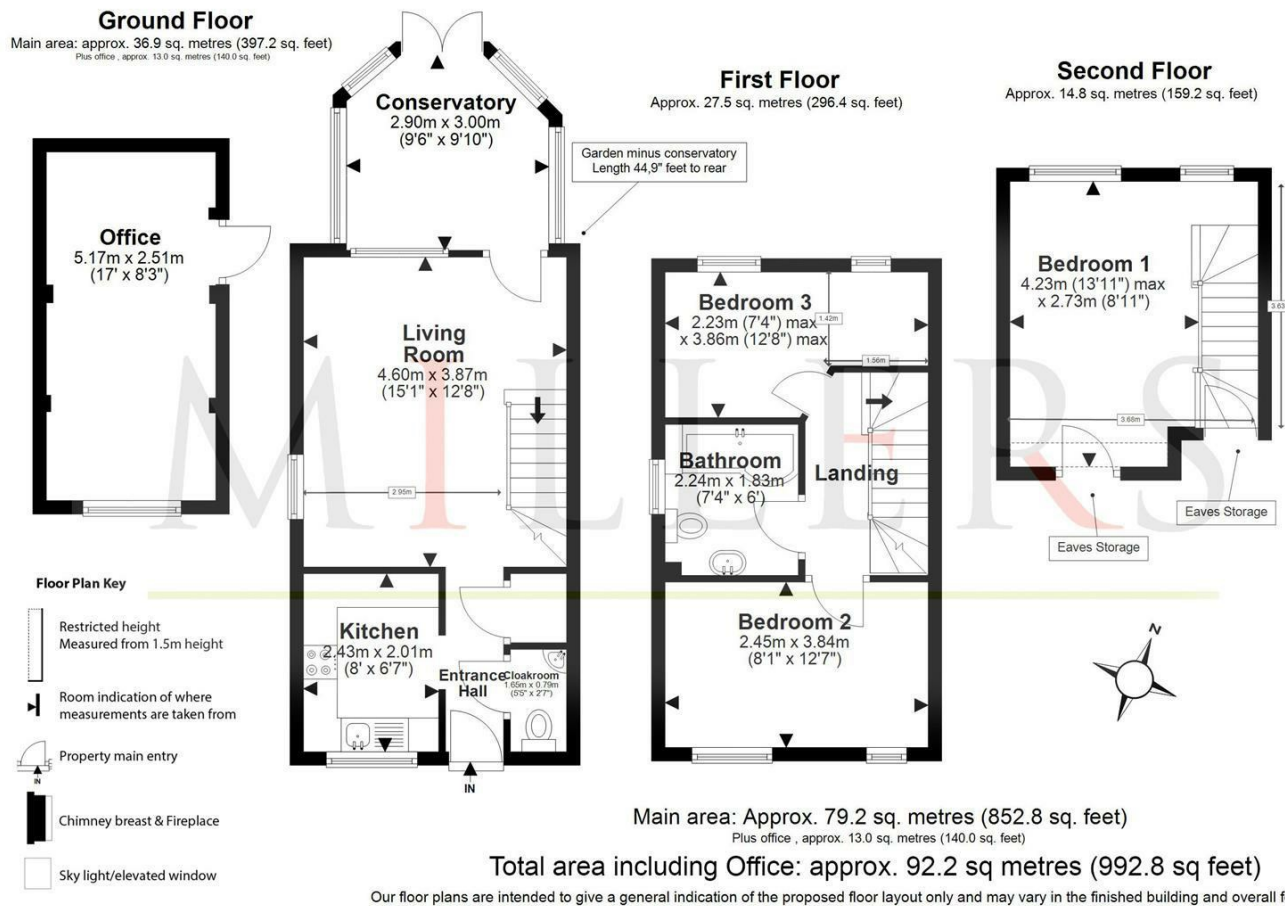
### Office

17'0" x 8'3" (5.17m x 2.51m)

### Rear Garden

35' x 23'3" (10.67m x 7.09m)





| 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | 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.

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