



**Highfield Green, Epping**  
**Price Range £500,000**



**MILLERS**  
ESTATE AGENTS

\* PRICE RANGE £500,000 - £515,000. \* THREE BEDROOMS \* END OF TERRACE \* GARAGE EN-BLOC \* CONSERVATORY \* LOUNGE/DINER \* GROUND FLOOR WC \* FIRST FLOOR BATHROOM \* WELL PRESENTED REAR GARDEN \* ACCESSIBLE TO HIGH STREET \*

Nestled in the charming area of Highfield Green, Epping, this delightful end-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The home features two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The property boasts a double-glazed conservatory, which serves as a lovely sunlit space to enjoy throughout the year. The bathroom is well-appointed, catering to the needs of modern living. Additionally, the house includes residents parking, along with a garage en bloc, ensuring that you have sufficient storage and parking options. One of the standout features of this home is its prime location. It is within walking distance of the bustling high street, where you can find a variety of shops, cafes, and amenities. Families will appreciate the proximity to Epping St John's School, making the morning school run a breeze. Furthermore, Epping Station is easily accessible, providing excellent transport links to London and beyond. With its spacious layout & convenient location, this three-bedroom end-terrace house is a fantastic opportunity for those looking to settle in a vibrant community. Don't miss the chance to view this lovely home in Epping.

Highfield Green is conveniently placed for the High Street, Bell Common and arable farmland can be found opposite with parts of Epping Forest being just a short walk away. Epping Town offers excellent local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys & Coopersale Hall School. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.





## GROUND FLOOR

### Kitchen

10'3" x 8'6" (3.13m x 2.60m)

### Cloakroom

5'5 x 2'5 (1.65m x 0.74m)

### Kitchen (max)

10'2" x 8'5" (3.12m x 2.59m)

### Living Room

19'3" x 14'11" (5.87m x 4.54m)

### Conservatory

14'9" x 9'10" (4.50m x 3.00m)

## FIRST FLOOR

### Bedroom One (max)

14'7" x 8'11" (4.47m x 2.72m)

### Bedroom Two

12'1"" x 8'11"" (3.7" x 2.72")

### Bedroom Three

11'3" x 5'9" (3.43m x 1.75m)

### Bathroom

9'6 x 5'8 (2.90m x 1.73m)

## EXTERIOR

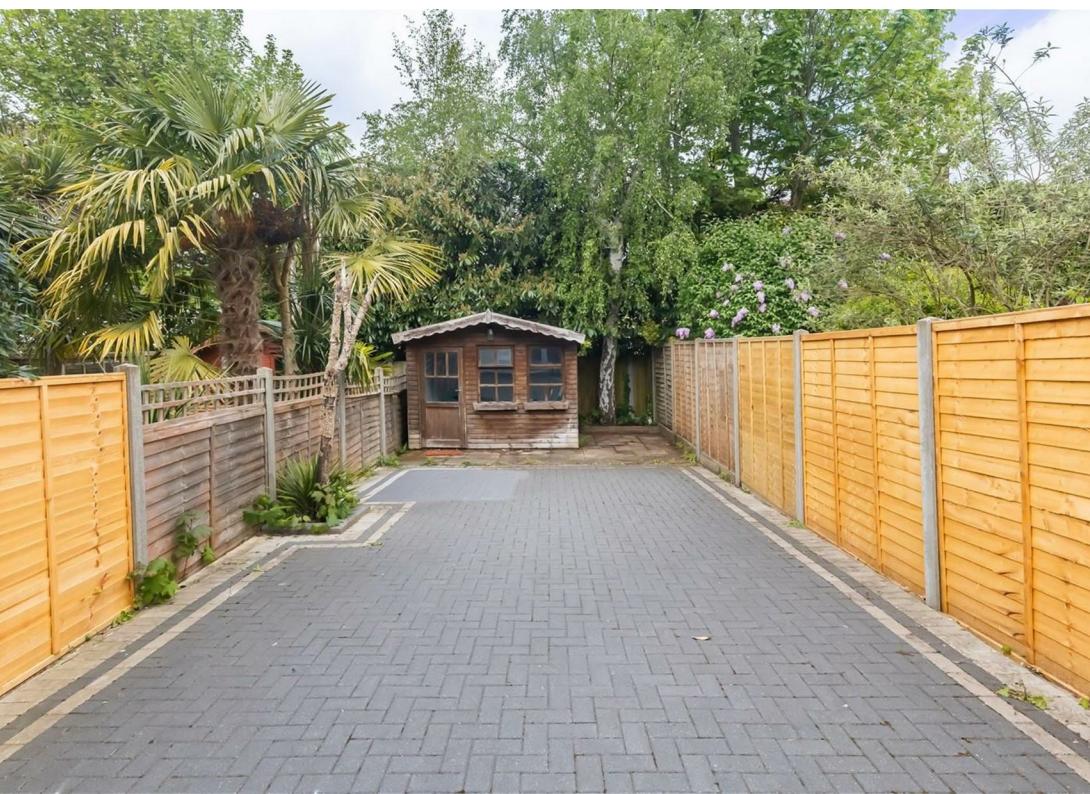
### Rear Garden

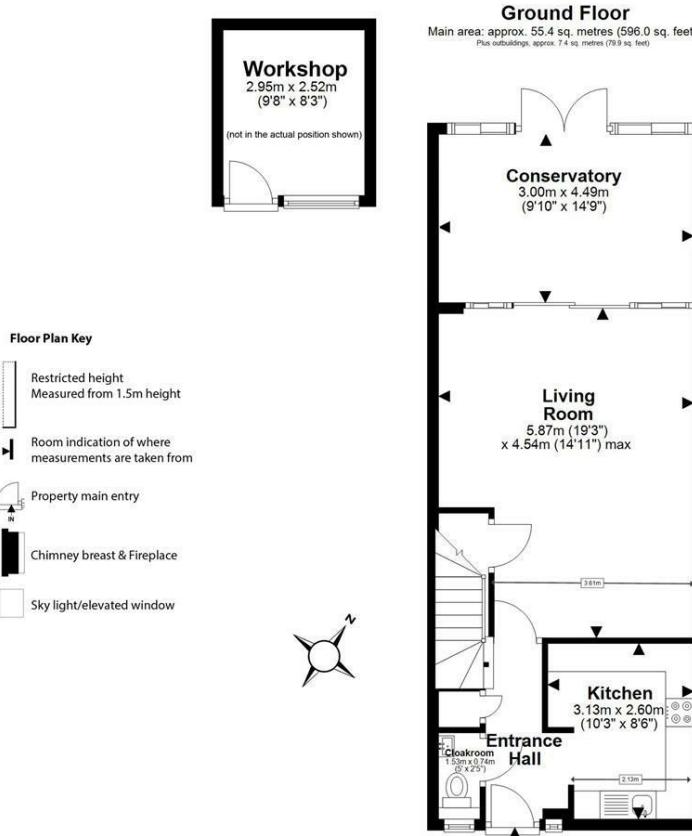
48'10 x 17'2 (14.88m x 5.23m)

### Workshop

9'8" x 8'3" (2.95m x 2.52m)

### Garage En-Bloc





Main area: Approx. 95.8 sq. metres (1030.7 sq. feet)  
Plus outbuildings, approx. 7.4 sq. metres (79.9 sq. feet)

**Total area including outbuildings: approx. 103.2 sq metres (1110.6 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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