



**Beamish Close, North Weald**  
**Offers Over £450,000**

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**MILLERS**  
ESTATE AGENTS

**\* EXTENDED SEMI DETACHED \* 4 BEDROOMS & 2 RECEPTIONS \* OFF STREET PARKING \* APPROX. 1392.70 SQ FT VOLUME \***

Welcome to Beamish Close, North Weald - a charming residential street, popular within the village & close to St. Andrews primary school. We are pleased to offer this spacious semi-detached house that offers a perfect blend of size & comfort. This delightful property boasts two generous reception rooms, ideal for entertaining guests or to simply to relax in with your loved ones. Having four spacious bedrooms & two separate bathrooms, there is ample space for the whole family to enjoy. There is a generous utility room off the kitchen & a downstairs WC.

Spanning approximately 1,393 sq ft, this extended four-bedroom home provides generous living space for all your family needs. The low maintenance garden is perfect for those who appreciate outdoor tranquillity without the hassle of extensive upkeep. There is side access & a wooden garden shed.

Convenience is key with parking available for two vehicles, ensuring you never have to worry about finding a space; adding an extra layer of ease to your daily routine. Located in a family-friendly neighbourhood, this property is not just another house for sale, but a home where memories can be made. Don't miss the opportunity to own this wonderful property & to enjoy the comfort and convenience it has to offer.

North Weald is a friendly and popular village offering a good local primary school, local shops including a COOP, restaurants and x2 public houses. North Weald enjoys a proximity to open countryside and arable farmland which is ideal for walking and cycling and is close to parts of Epping Forest for horse riding and bike riding. Transport links are offered via the A414 for Chelmsford, Harlow, and Ware and the M11 at Hastingwood and M25 at Waltham Abbey. Epping Town is approximately 2.5 miles distance and benefits from a Central Line Underground Station serving London.





## GROUND FLOOR

### Entrance Hall

3'10" x 7'7" (1.17m x 2.31m)

### Cloakroom WC

3'10" x 4'6" (1.17m x 1.37m)

### Living Room

10'4" x 23'8" (3.15m x 7.21m)

### Kitchen

8'3" x 11'1" (2.52m x 3.37m)

### Utility Room

7'10" x 11'0" (2.39m x 3.35m)

### Family Room

13'6" x 10'9" (4.12m x 3.28m)



## FIRST FLOOR

### Bedroom One

13'8" x 11'0" (4.17m x 3.36m)

### En-suite Shower Room

5'10" x 10'8" (1.78m x 3.25m)

### Bedroom Two

10'3" x 12'6" (3.13m x 3.81m)

### Bedroom Three

8'0" x 11'0" (2.44m x 3.36m)

### Bedroom Four

7'7" x 8'3" (2.30m x 2.51m)

### Bathroom

7'9" x 5'4" (2.36m x 1.63m)

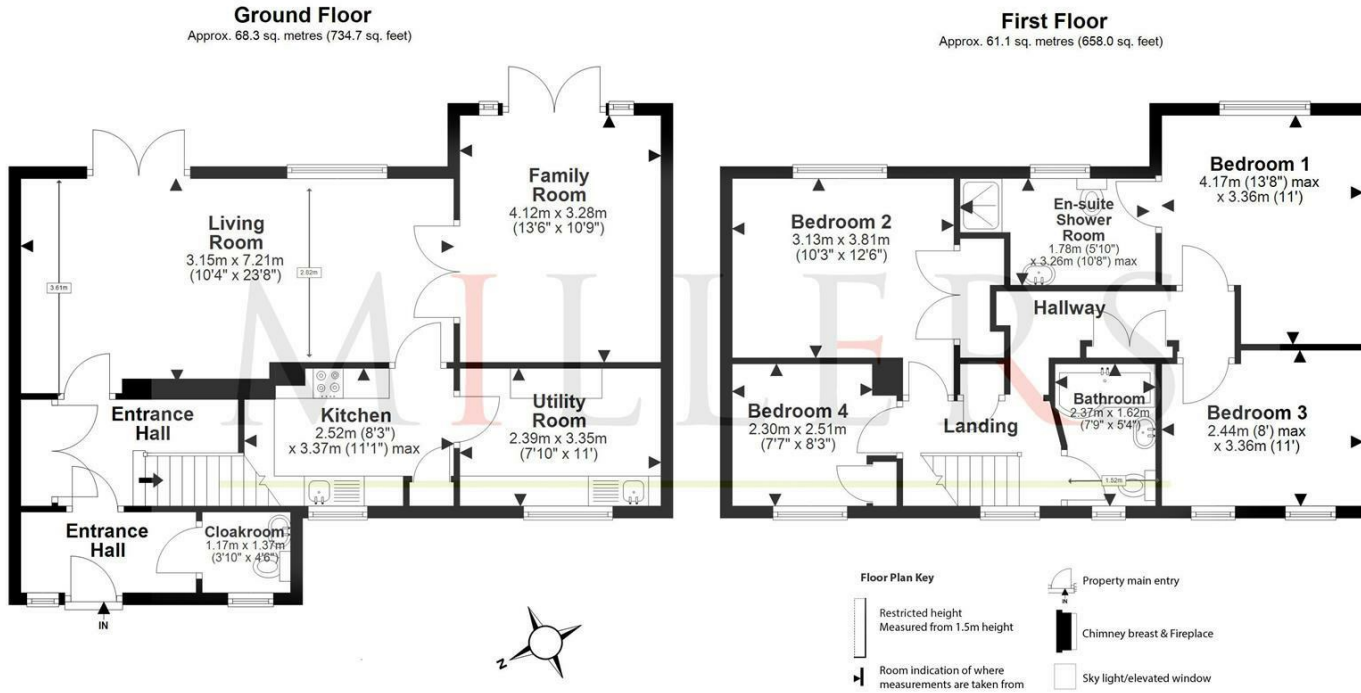


## EXTERNAL AREA

### Rear Garden

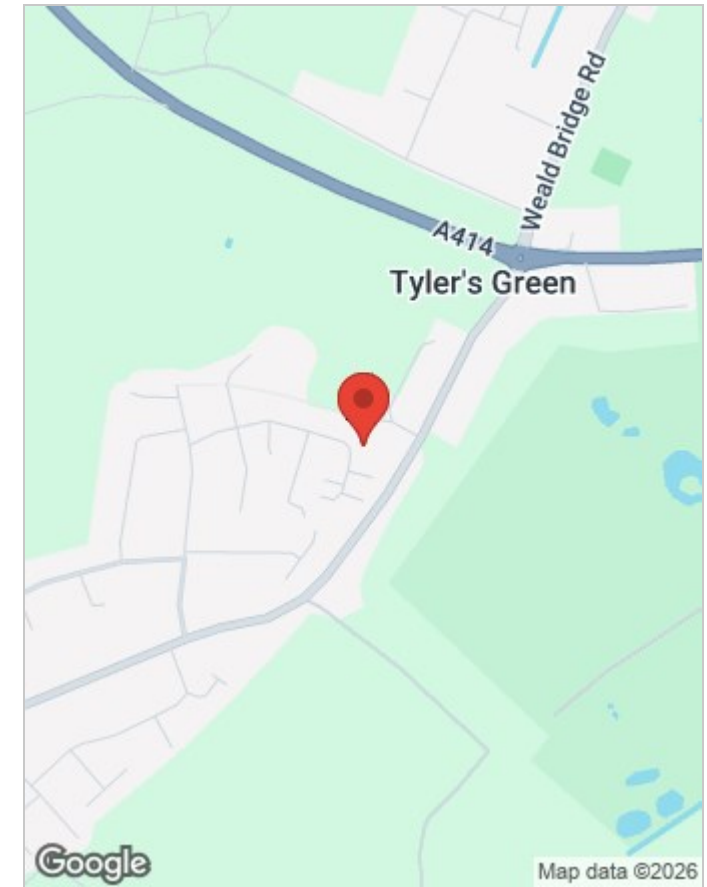
37' x 37' (11.28m x 11.28m)





Total area: approx. 129.4 sq. metres (1392.7 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. Plan produced using PlanUp.



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>		<b>85</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.