



## Hampden Close, North Weald

\* END TERRACED HOUSE \* THREE FLOORS OF ACCOMMODATION \* TWO BEDROOMS \* ALLOCATED PARKING \* TWO BATHROOMS \* VILLAGE LOCATION \*\*NEW CENTRAL HEATING SYSTEM\*\*CHAIN FREE\*\*

We are pleased to offer this modern two bedroom, end terraced house with a garden, off street parking and accommodation arranged over three floors. Situated in the popular residential development of Hampden Close, close to open countryside, local Nature reserve and the village centre with shops, restaurants and public house.

The accommodation comprises an entrance porch leading to an living room with wooden flooring and central fireplace. The kitchen features a range of fitted wall and base units and an integrated oven, hob and extractor fan. There is a good sized storage cupboard under the stairs which ascend to the first floor. The first floor landing leads to the main bedroom and a modern three-piece bathroom with white sanitary ware. Stairs ascend to the second floor which has a further bedroom, storage cupboard and en-suite shower room. Externally, the property enjoys its own front garden which is mainly laid to lawn, has a garden path and allocated parking for four vehicles.

Hampden Close, North Weald is situated close to arable farmland, the airfield and Roughtallys Nature reserve. The property is a short walk to the High Street offering a range of shops which includes a COOP store, cafes, restaurant and public houses. Transport links are provided along the A414 allowing access to both Chelmsford and the M11 at Hastingwood. The larger town of Epping is a short drive offering a connection to London via the Central Line and has a busy High Street. North Weald schooling is provided at St. Andrews Primary School, Epping St Johns Comprehensive School in Epping and the Ongar Academy in Ongar.

- END TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- NEAR THE VILLAGE CENTRE
- ARRANGED OVER 3 FLOORS
- BATHROOM & EN-SUITE
- MODERN DEVELOPMENT
- PERFECT STARTER HOME
- NEW CENTRAL HEATING SYSTEM
- FOUR ALLOCATED SPACES

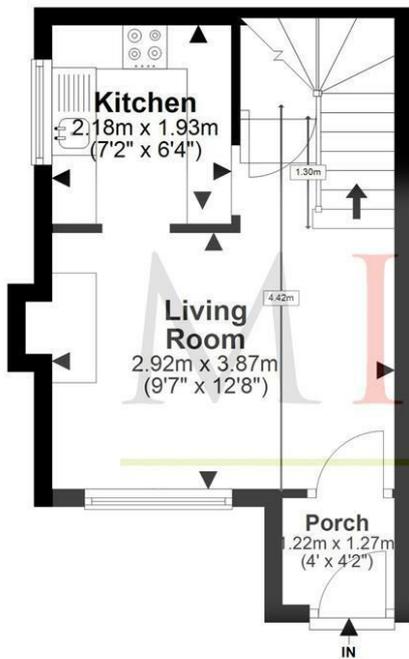
**Offers Over £310,000**



MILLERS  
ESTATE AGENTS

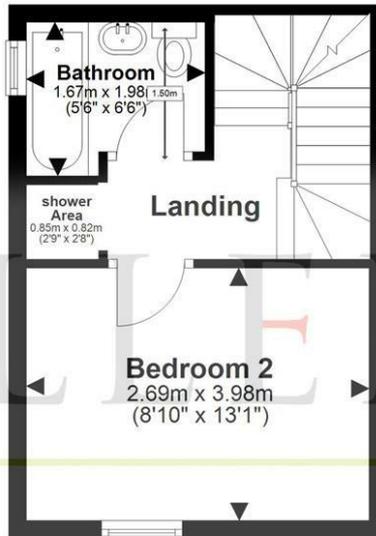
## Ground Floor

Approx. 22.2 sq. metres (238.5 sq. feet)



## First Floor

Approx. 21.9 sq. metres (236.0 sq. feet)



## Second Floor

Approx. 21.4 sq. metres (230.8 sq. feet)



### Floor Plan Key

- Restricted height  
Measured from 1.5m height
- Chimney breast & Fireplace
- Sky light/elevated window
- Room indication of where  
measurements are taken from
- Recessed Fireplace

Property main entry

Total area: approx. 65.5 sq. metres (705.3 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.

## Property Dimensions

### GROUND FLOOR

Porch	4' x 4'2" (1.22m x 1.27m)
Living Room	9'7" x 12'8" (2.92m x 3.87m)
Kitchen	7'2" x 6'4" (2.18m x 1.93m)

### FIRST FLOOR

Landing	
Bedroom One	11'4" x 12'4" (3.46m x 3.75m)
Bathroom	5'6" x 5'5" (1.68m x 1.65m)

### SECOND FLOOR

shower Area	2'9" x 2'8" (0.84m x 0.81m)
Bedroom Two	8'10" x 13'1" (2.69m x 3.98m)
En-suite Shower Room	5'5" x 5'6" (1.65m x 1.68m)

### EXTERNAL AREA

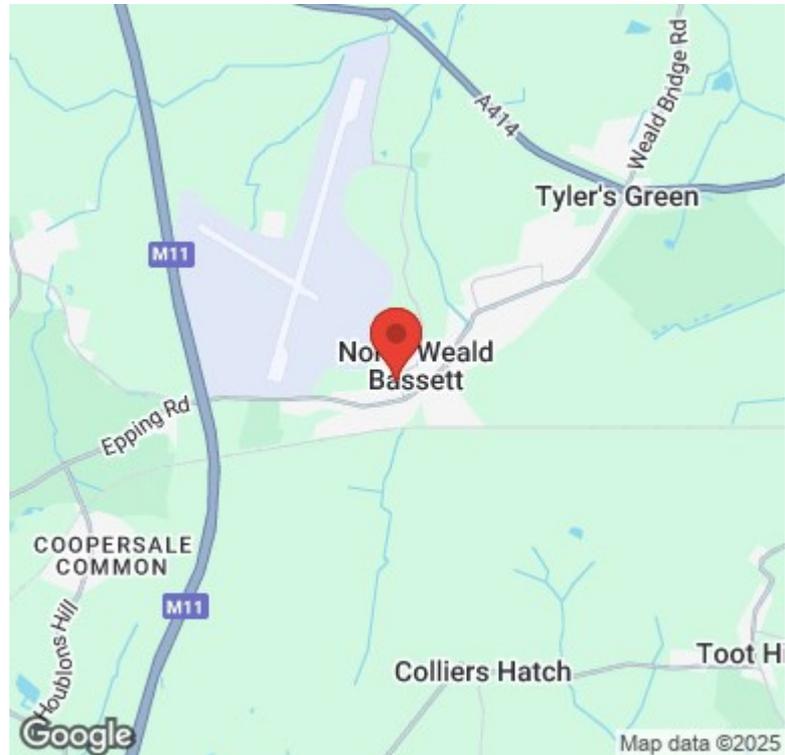
Garden Plot	39' x 37' (11.89m x 11.28m)
-------------	-----------------------------





## Directions

START: Millers 229 High Street, Epping, CM16 5BP. Turn left through the High Road. Continue up Palmers Hill. Turning right at the traffic lights towards the hospital onto Epping Road. Proceed along Epping Road through the forest. Continue into North Weald. At the first mini round about turn left. Take the second left in to Hampden Close and the property can be found on the left hand side. Arrive: CM16 6JX



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	91
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	56
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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.