



Thornhill, North Weald

O.I.E.O £525,000



MILLERS  
ESTATE AGENTS



**\* SEMI DETACHED HOME \* GREAT POTENTIAL TO  
EXTEND STPP \* SPACIOUS LOUNGE & FAMILY ROOM  
\* THREE DOUBLE BEDROOMS \* OFF STREET  
PARKING \* GARAGE \***

This delightful semi-detached family home offers a wonderful blend of comfort and potential. Spanning an impressive 1,310 square feet, the property boasts two inviting reception rooms and three generously sized bedrooms, making it an ideal choice for families seeking space and versatility.

Upon entering, you are greeted by a welcoming front hallway that leads to a convenient ground floor cloakroom. The modern fitted kitchen/breakfast area is perfect for family meals, while the spacious lounge, with doors opening onto the bright and airy family room provides excellent spaces for relaxation and entertaining all overlooking the rear garden.

The first floor features three double bedrooms, with the master bedroom benefiting from built-in wardrobes, ensuring ample storage. A well-appointed family bathroom completes the upstairs accommodation, catering to the needs of the household.

Externally, the property is equally impressive. The front garden is thoughtfully designed with block paving, allowing off-street parking for numerous vehicles, and leads to a garage. A lush lawn area, bordered by mature hedges, adds to the appeal and provides side access to the rear garden.

The rear garden is a true highlight, featuring a lovely patio area that transitions to a well-maintained lawn, adorned with a variety of shrubs, flowers, and trees. Additionally, the property includes a single garage and a converted garage that serves as a study and storage room, offering further flexibility for your needs.

Situated in a desirable location, this home is conveniently close to local shops and schools, making it an excellent choice for families. With great potential on the side to extend, subject to the usual planning permissions, this property is not to be missed.







## GROUND FLOOR

### Cloakroom WC

6'1" x 3'1" (1.85m x 0.94m)

### Kitchen Dining Room

19'1" x 10'4" (5.81m x 3.15m)

### Living Room

19'1" x 15'2" (5.82m x 4.62m)

### Family Room

15'6" x 9'5" (4.73m x 2.86m)

### Study

7'9" x 9'4" (2.35m x 2.84m)



## FIRST FLOOR

### Bedroom One

17'1" x 10'8" (5.20m x 3.25m)

### Bedroom Two

9'5" x 9'8" (2.87m x 2.95m)

### Bedroom Three

9'5" x 9'8" (2.87m x 2.95m)

### Bathroom

8'6" x 6'1" (2.59m x 1.85m)

## EXTERIOR

### Storage Room

8' x 7' (2.44m x 2.13m)

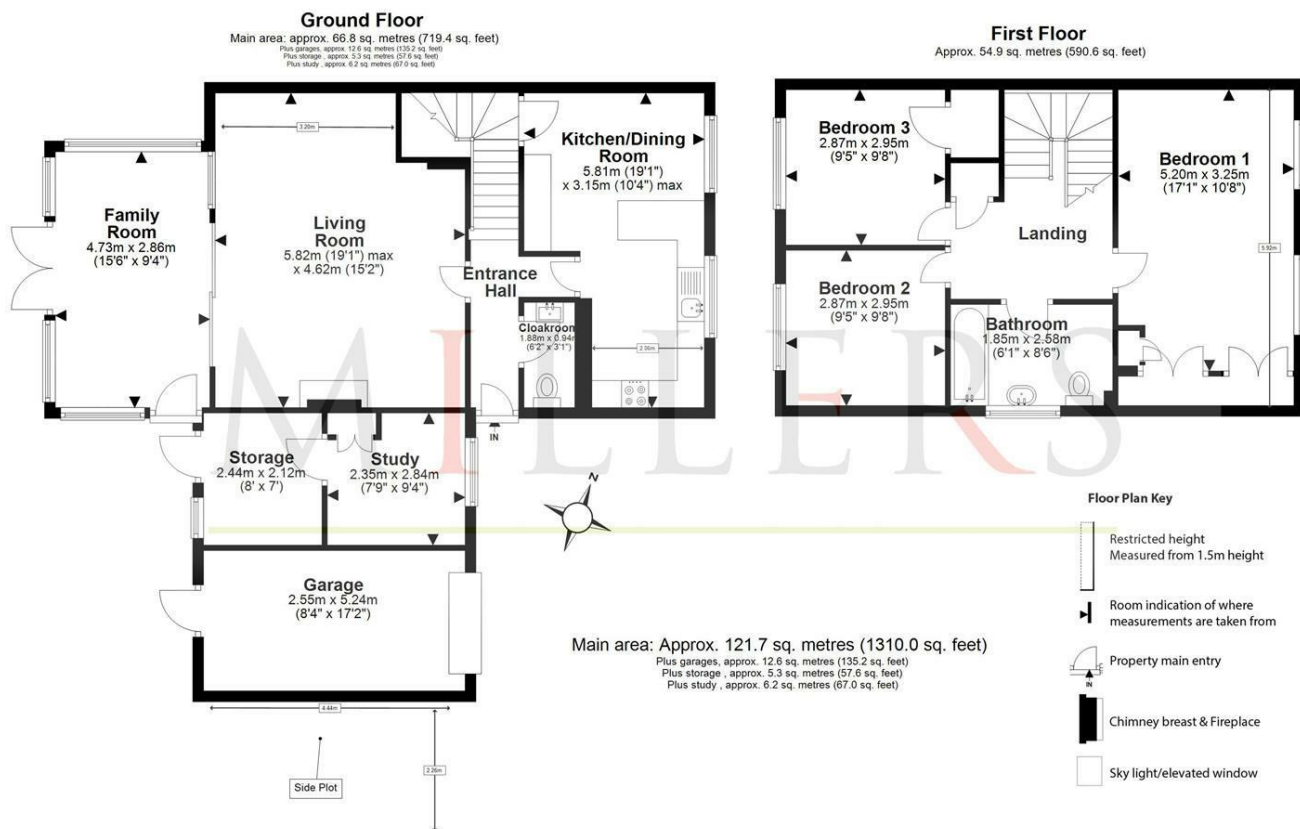
### Garage

17'2" x 8'4" (5.23m x 2.54m)

### Rear Garden

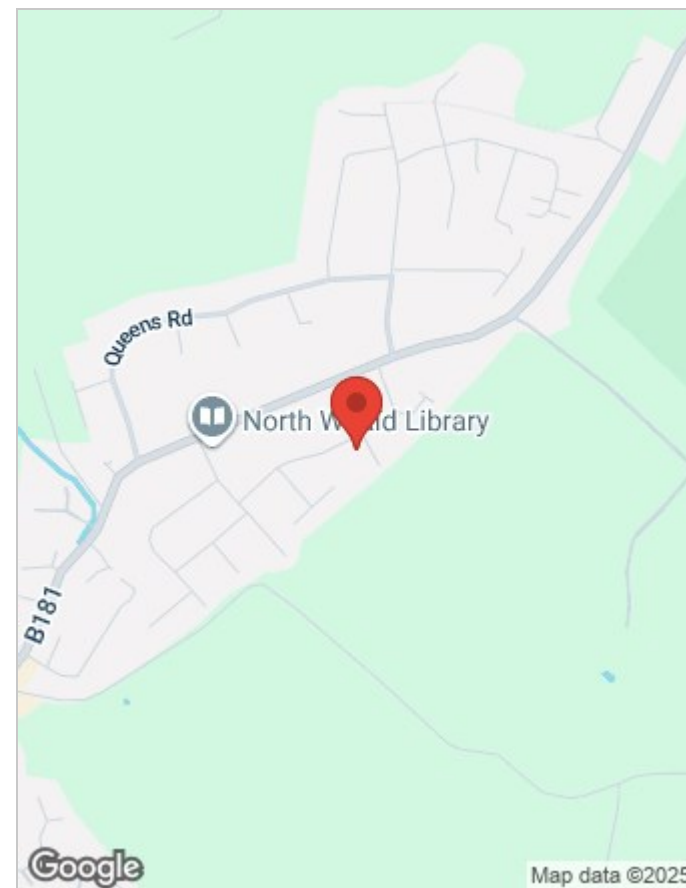
43' x 32' (13.11m x 9.75m)





Total area including garages and outbuildings: approx. 145.8 sq metres (1569.8 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



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			England & Wales		
EU Directive 2002/91/EC			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.

229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: [sales@millersepping.co.uk](mailto:sales@millersepping.co.uk)

[www.millersepping.co.uk](http://www.millersepping.co.uk)