



Beamish Close, North Weald.

Guide Price £425,000



**MILLERS**  
ESTATE AGENTS

**\* EXTENDED FAMILY HOME \* STUNNING OPEN PLAN LIVING ROOM \* LANDSCAPED GARDEN \* BLOCK PAVED DRIVEWAY \* CLOSE TO POPULAR LOCAL SCHOOL \* WELL PRESENTED HOME \***

We are delighted to offer this fabulous extended mid terraced home located in Beamish Close, North Weald, being a short walk from St Andrews Primary School, the village shops and a local bus stop; providing access to the larger town of Epping with its central line station serving London.

This extended family home offers spacious accommodation comprising with a spectacular open plan living and dining area with tiled flooring and doors and windows overlooking the rear garden, door to a fitted kitchen. The first floor landing leads to three good size bedrooms all with storage cupboards or fitted wardrobes and a three piece family bathroom suite.

Outside: Block paved driveway allowing off street parking for two vehicles. The mature rear garden is perfect outdoor entertaining space with two patio areas, lawn areas with mature shrubs and bushes borders plus a Timber Summer House. The property is situated in a quiet cul de sac location close to the popular local primary school.

The property is situated in the heart of North Weald village and is a short walk to the local shops which includes a COOP store, cafe, restaurant and public houses. The A414 is accessible allowing access to 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.





## GROUND FLOOR

### Living/Dining Room

16'3" x 23'10" (4.96m x 7.26m)

### Kitchen

7'4" x 14'10" (2.23m x 4.52m)

## FIRST FLOOR

### Bedroom One

9'3" x 11'11" (2.82m x 3.63m)

### Bedroom Two

7'0" x 9'5" (2.13m x 2.86m)

### Bedroom Three

8'0" x 6'8" (2.44m x 2.02m)

### Bathroom

8'11" x 5'11" (2.72m x 1.80m )

## EXTERNAL AREA

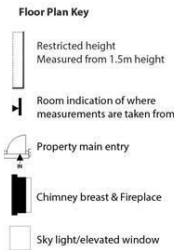
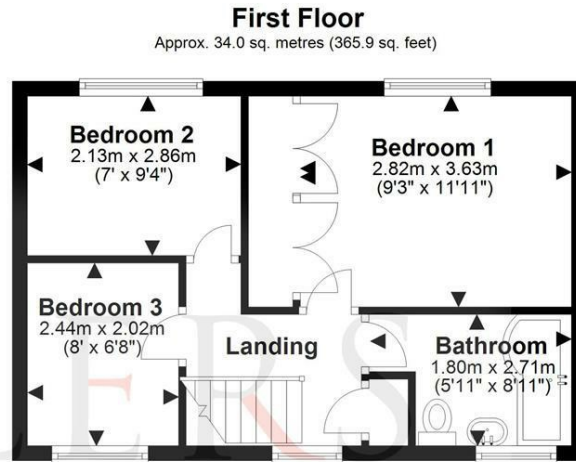
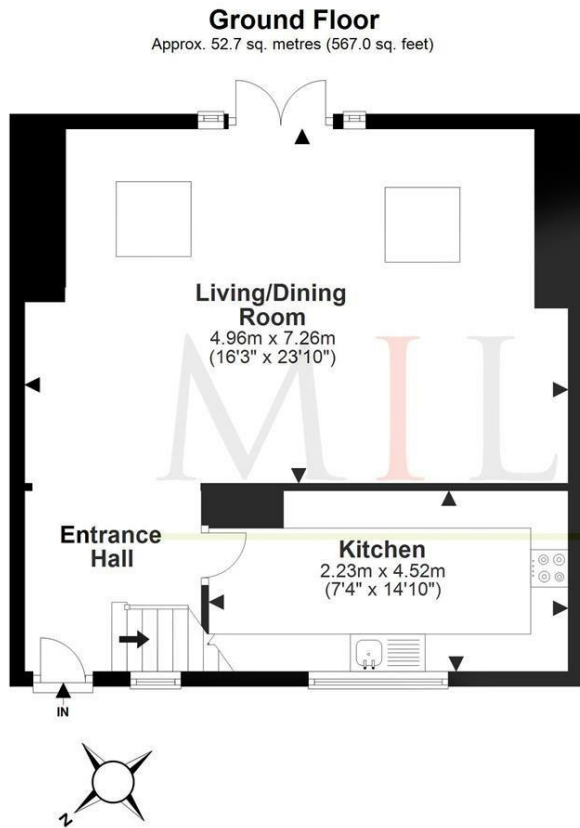
### Rear Garden

50' x 25' (15.24m x 7.62m)

### Summer House

11' x 9'11" (3.35m x 3.02m )





Total area: approx. 86.7 sq. metres (932.9 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	

## 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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