



**Centre Drive, Epping**  
**Guide Price £675,000**

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**MILLERS**  
ESTATE AGENTS



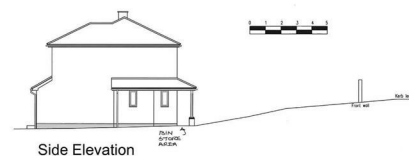
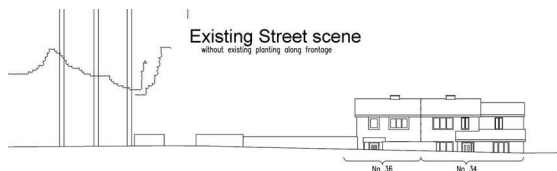
\* SEMI DETACHED \* OPPORTUNITY TO DEVELOP OR EXTEND \* APPROVED PLANNING PERMISSION \* REFURBISHED HOME \* WALK TO TUBE STATION \* AMPLE PARKING \* DOUBLE GARAGE \*

A semi detached, family home with three bedrooms, large garden plot and potential to extend or develop the site. comprising an existing three bedroom semi-detached house with double garage and planning permission to build a further two bedroom home. Plans have been approved by Epping Forest District Council for the new house, and the existing property has been refurbished to a high specification.

The existing house offers three bedroom family accommodation, a large rear garden and off street parking. The house has been refurbished to a high specification and features an open plan kitchen dining room, separate living room, an entrance hall and front porch. There are three bedrooms and a three-piece family bathroom. The house is double glazed, has gas heating via radiators and offers ample parking to the front. The 130' rear garden is south easterly facing and has a rear summer house.

The new build will be an end of terrace, two bedroom starter home. The ground floor will consist of a fitted kitchen, a living room facing the rear garden, a cloakroom WC and hallway with stairs leading upstairs. The first floor offers two bedrooms and a three-piece bathroom suite. The property will benefit with off street parking, and a similar size garden that tapers to the rear.

Centre Drive is a popular area close to the town centre and conveniently place to Epping Central Line tube station just a short walk away which serves central London. Epping Town has a busy High Street with lots of bars, cafes, restaurants, and boutique shops. There is a sports centre and gym for recreation in Hemnall Street, a Golf Club at Flux's Lane and access to Epping Forest for bike riding, walking or horse riding. Local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall school.







## GROUND FLOOR

### Porch

6'10" x 2'10" (2.08m x 0.86m)

### Entrance Hall

### Living Room

12'0" x 13'5" (3.66m x 4.09m)

### Kitchen Dining Room

8'4" x 20'6" (2.55m x 6.25m)

## FIRST FLOOR

### Landing

### Bedroom One

11'2" x 11'1" (3.40m x 3.37m)

### Bedroom Two

9'2" x 12'5" (2.80m x 3.78m)

### Bedroom Three

7'9" x 5'11" (2.36m x 1.81m)

### Bathroom

7'8" x 5'6" (2.34m x 1.68m)

## EXTERNAL AREA

### Garage

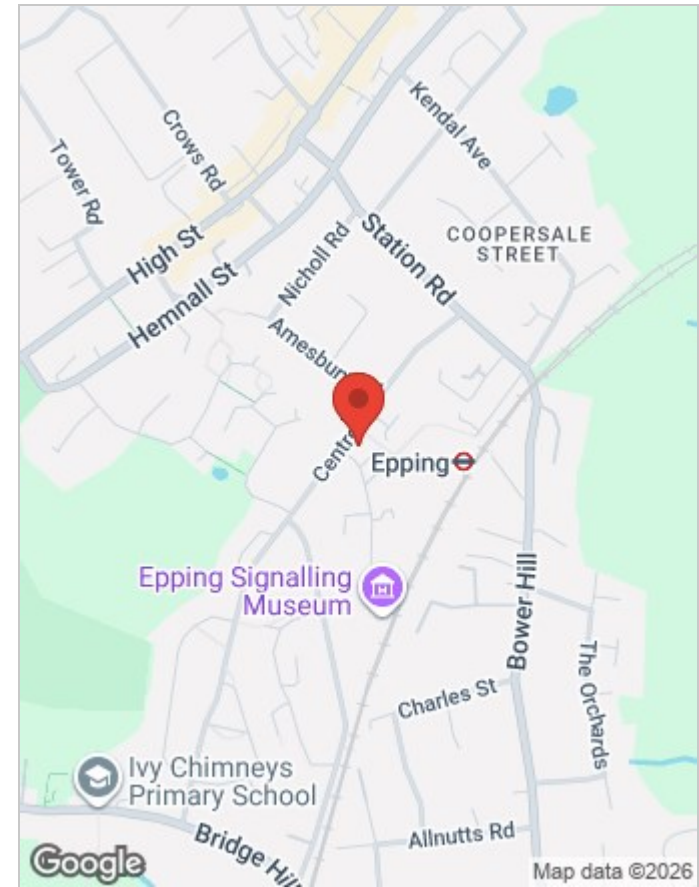
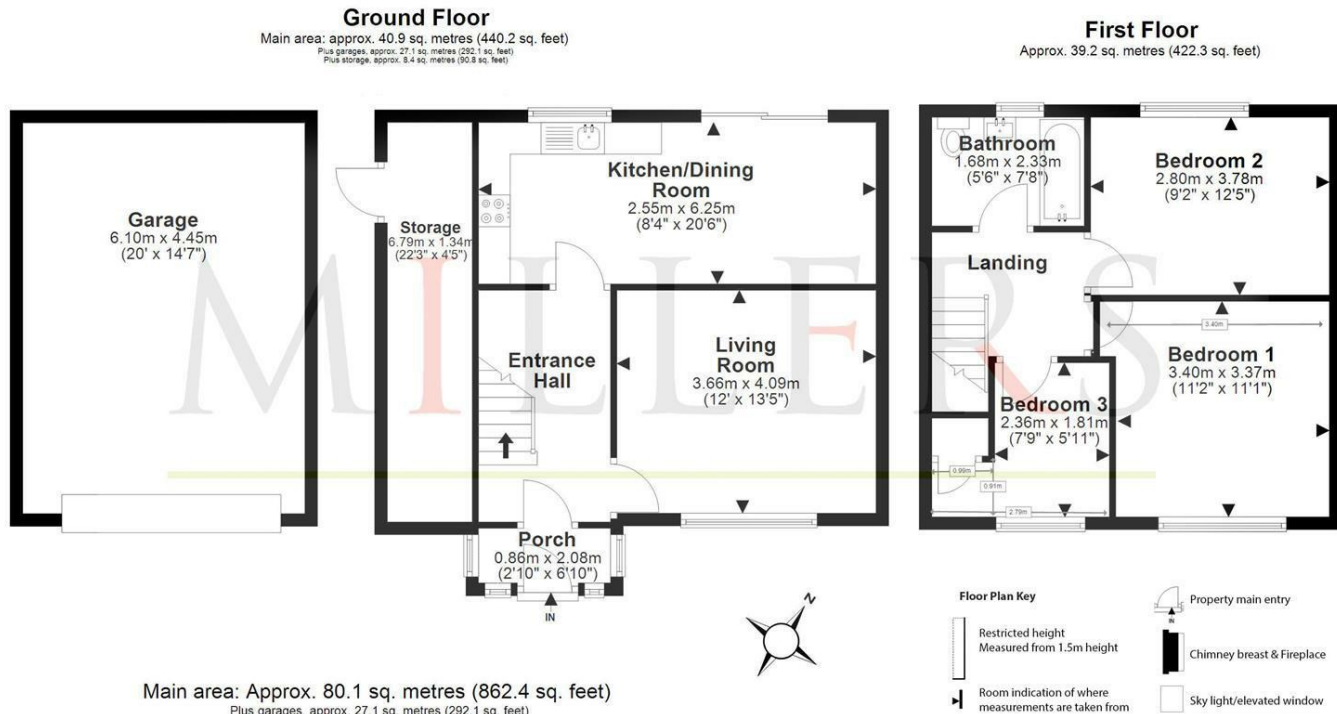
20' x 14'7" (6.10m x 4.45m)

### Garden

130' x 40' (39.62m x 12.19m)







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			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) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	