



1 High Road, North Weald, CM16 6HN

*** WELL PRESENTED * REFURBISHED ACCOMMODATION * GARAGE EN-BLOC *** We are pleased to offer this impressive three bedroom middle terrace house with off street parking with a garage and parking space. The property is in good internal condition and has been refurbished to a high standard. The property is located off the high street close to the village shops and near to open countryside. North Weald benefits with local shopping, primary schooling and has good transport links along the A414 to Chelmsford and Harlow. The larger town of Epping is approx. 2.5 miles away with its Monday Market, cafes, bars and restaurant and Central Line Station.

The accommodation comprises an entrance hall leading to a fitted kitchen which incorporates a built in stainless steel oven, hob and extractor. There is a lounge dinig room with doors to the rear garden, a white three-piece bathroom suite on ther first floor and three bedrooms. The property has a rear garden wirh a patio area and a garage located en-block with a parking space.

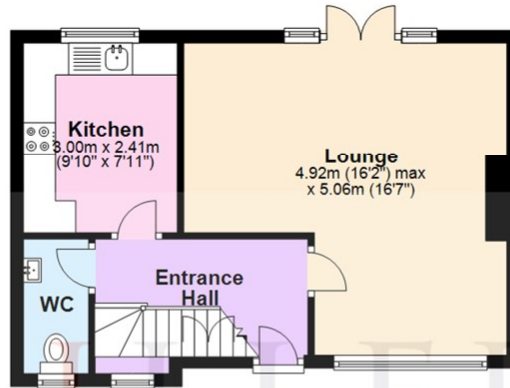
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|---------------------------|--------------------------|-------------------------|
| ■ WHITE SANITARY WARE | ■ GAS RADIATOR HEATING | ■ DOUBLE GLAZED WINDOWS |
| ■ WOODEN FLOORING | ■ WOODEN SUMMER HOUSE | ■ RECESSED LIGHTING |
| ■ BUILT IN OVEN HOB & FAN | ■ LOW MAINTENANCE GARDEN | ■ GARAGE EN-BLOC |

Price Guide £415,000

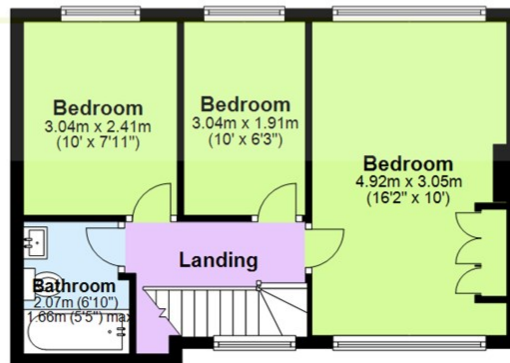


MILLERS
ESTATE AGENTS

Ground Floor



First Floor



Total area: approx. 75.8 sq. metres (816.0 sq. feet)

Floorplans are provided for guidance only. They are not to scale & must not form any part of a legal contract or be reproduced
Plan produced using PlanUp.

Property Dimensions

Front Garden

Front Door

Entrance Hall

Stairs Ascending

Doors Leading to:

Fitted Kitchen 9'10" x 7'11" (3.00m x 2.41m)

Cloakroom WC

Lounge Dining Room 16'2" x 16'7" (4.92m x 5.06m)

Doors to Rear Garden

First Floor

Landing

Loft Access

Doors Leading to:

Bedroom One 16'2" x 10'0" (4.92m x 3.05m)

Bedroom Three 10'0" x 6'3" (3.04m x 1.91m)

Bedroom Two 10'0" x 7'11" (3.04m x 2.41m)

Family Bathroom

Rear Garden

Homes Office / Summer House
10'7" x 7'8" (3.23m x 2.34m)



Directions

START: Millers 65 High Street, Epping CM16 4BA. 0.0. Head northeast on High St/B1393 toward Crows Rd. Go through 2 roundabouts. 0.8. Turn right onto The Plain/B181. Continue to follow B181. 2.8. At the roundabout, take the 1st exit onto Wellington Rd. 2.9. Turn right onto Church Ln. 2.9. Arrive: 1 High Road, North Weald Bassett, Epping CM16 6HN. Total time: 7 mins 16 s



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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