



Princes Close, North Weald.
Offers Over £450,000



MILLERS
ESTATE AGENTS

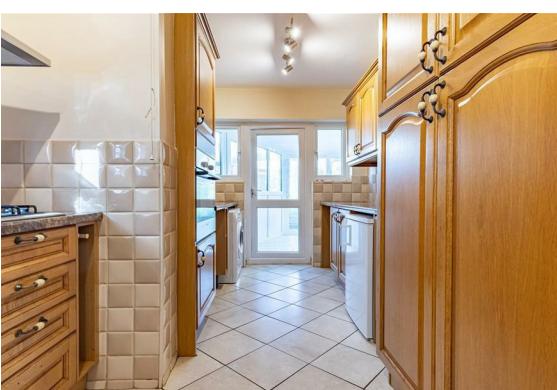
* WELL PRESENTED * SEMI-DETACHED BUNGALOW
* TWO DOUBLE BEDROOMS * CONSERVATORY * OFF
STREET PARKING & GARAGE * VILLAGE LOCATION *

Millers are pleased to present this spacious two-bedroom semi-detached bungalow, located in the quiet village of North Weald. The property has recently undergone refurbishment and showcases a stunning interior. Improvements include new wiring, fresh paint, and new carpet installed in the hallway, bedrooms, and living/dining room, all enhanced by beautiful copper accents throughout.

The layout includes an entrance hallway, with a three-piece bathroom to the left. To the right, you'll find two bedrooms, both featuring built-in wardrobes. The spacious living/dining room is filled with natural light, thanks to patio doors that lead to the conservatory, an ideal space for relaxation as the warmer weather approaches.

The kitchen is equipped with white goods, including a gas hob and a new dishwasher, and offers ample countertop space along with wall and base units. From the kitchen, you can access the conservatory, which leads to the large rear garden. The garage is accessible from the garden, along with two storage sheds at the rear of the property. At the front, there is a driveway that can accommodate multiple cars.

Princes Close, North Weald is situated close to arable farmland, St Andrews Primary School and the open fields at Weald Common. 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 Academy in Ongar.





GROUND FLOOR

Entrance Porch

3'1" x 2'11" (0.94m x 0.89m)

Entrance Hallway

7'11" x 2'11" (2.41m x 0.89m)

Bathroom

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

Bedroom One

9'11" x 10'6" (3.02m x 3.20m)

Bedroom Two

9'11" x 8' (3.02m x 2.44m)

Living Room

12'7" x 14'2" (3.84m x 4.32m)

Dining Room

8' x 11'1" (2.44m x 3.38m)

Kitchen

16'1" x 7'5" (4.90m x 2.26m)

Conservatory

15'11" x 9'7" (4.85m x 2.92m)

EXTERNAL AREA

Garage

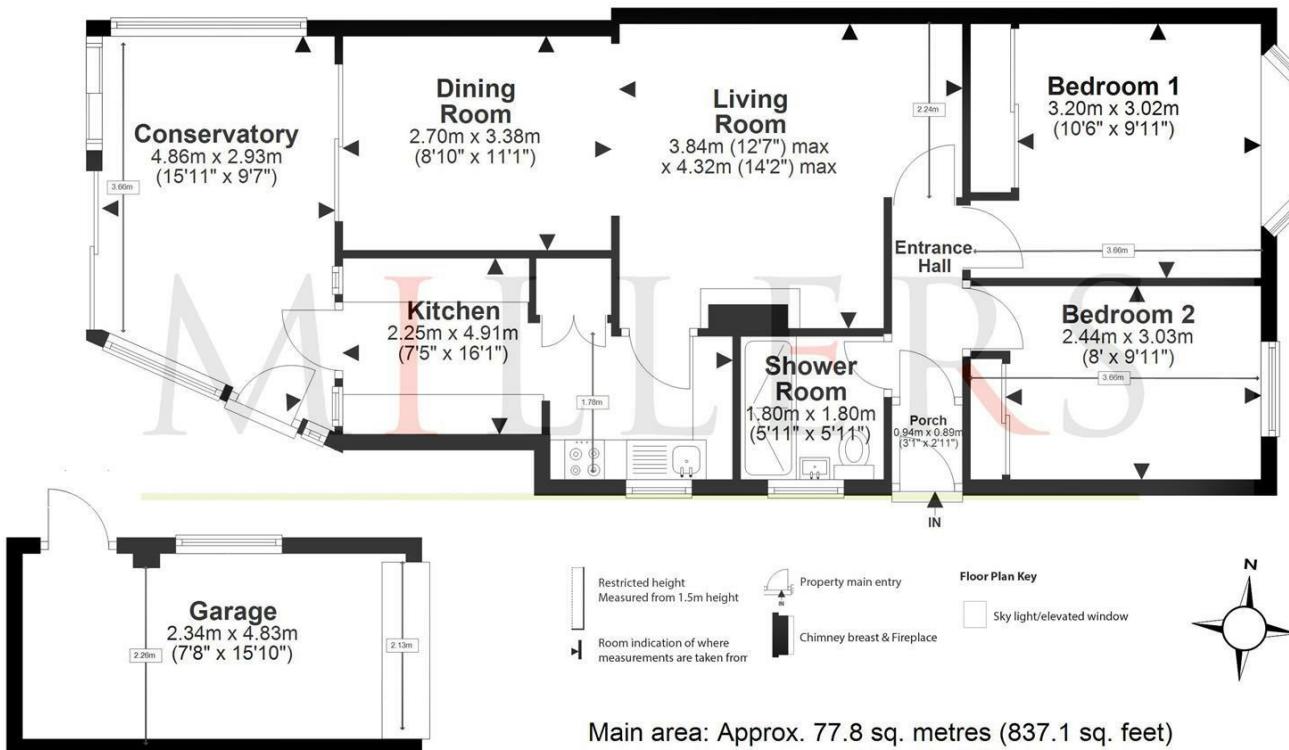
15'10" x 7'8" (4.83m x 2.34m)

Rear Garden

81' x 23' (24.69m x 7.01m)

Ground Floor

Main area: approx. 77.8 sq. metres (837.1 sq. feet)
Plus garages, approx. 11.3 sq. metres (121.3 sq. feet)



Total area including garage : approx. 89.1 sq metres (958.4 sq feet)

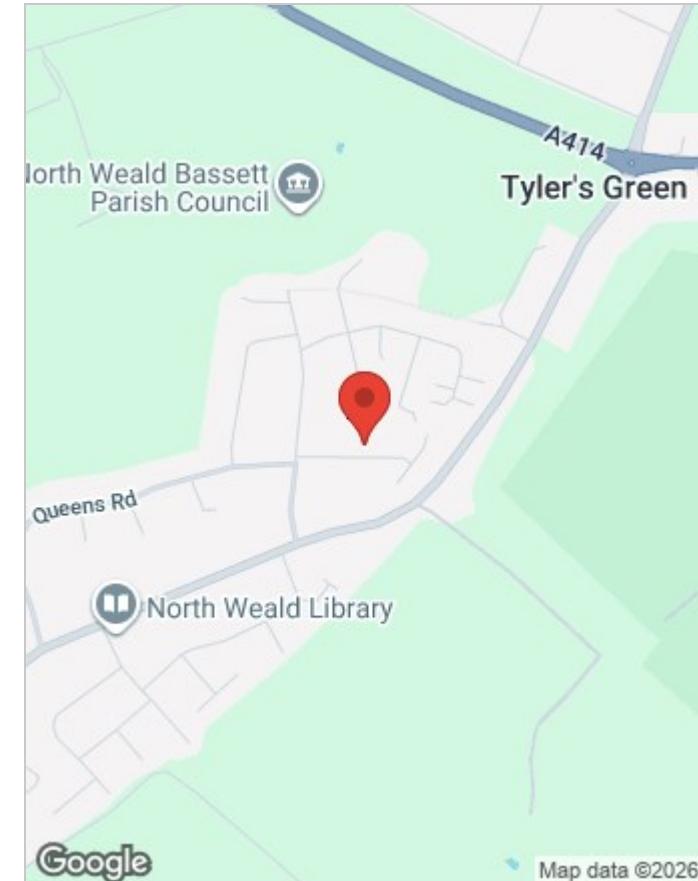
Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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