



Pick Hill, Waltham Abbey

Price Range £675,000

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**MILLERS**  
ESTATE AGENTS

\* PRICE RANGE £675,000 to £700,000 \* DETACHED DWELLING \* FOUR BEDROOMS \* EXTENDED ACCOMMODATION \* CLOSE TO OPEN COUNTRYSIDE \* OFF STREET PARKING \* NO ONWARD CHAIN \* PERFECT FAMIL HOME \*

This immaculately presented detached family home combines generous proportions with modern comfort, offering four spacious double bedrooms and two sleek bath/shower rooms, including a private en-suite to the principal bedroom. Arranged over two floors and offering approximately 1,529 square feet, the accommodation is thoughtfully designed for both relaxation and vibrant family living.

Stepping inside, the welcoming entrance hall leads to a contemporary fitted kitchen and breakfast room, complemented by a practical utility room. The spacious and versatile dining room or study, finished with Amtico flooring, flows seamlessly into the living room which offers a cosy fireplace and doors to the garden. The expansive front garden enhances the home's curb appeal, providing ample parking and direct access to the garage. Throughout, bright and airy rooms are finished in crisp white and neutral tones, with abundant natural light accentuating the stylish, modern design.

To the rear, a beautifully maintained southeast-facing garden offers a tranquil retreat and leads to a useful workshop with direct access to the garage. This property is available with no onward chain and an internal inspection is strongly recommended.

Pick Hill is a hugely desirable residential street which backs on to the vast green spaces of Upshire, being conveniently located on the outskirts of the Historical Market Town of Waltham Abbey. Epping Forest is just a few minutes away offering country walks, cycle paths and bridal paths. Epping and Loughton town centres are both just a short drive away with vibrant high streets offering an array of shops, restaurants, salons, bars and supermarkets.





## GROUND FLOOR

### Cloakroom WC

5'1" x 2'6" (1.55m x 0.76m)

### Living Room

12'11" x 18'1" (3.94m x 5.50m)

### Dining Room

17'4" x 7'2" (5.28m x 2.18m)

### Utility Room

7'0" x 7'2" (2.13m x 2.18m)

### Kitchen Breakfast Room

11'5" x 11'3" (3.47m x 3.43m)

### Garage

17'11" x 8'2" (5.46m x 2.49m)

## FIRST FLOOR

### Bedroom One

11'10" x 15'0" (3.61m x 4.57m)

### En-suite Shower Room

8'7" x 2'7" (2.62m x 0.79m)

### Bedroom Two

13'1" x 7'2" (3.98m x 2.19m)

### Bedroom Three

10'4" x 9'11" (3.15m x 3.02m)

### Bedroom Four

10'4" x 7'10" (3.15m x 2.38m)

### Bathroom

8'4" x 7'10" (2.54m x 2.39m)

## EXTERNAL AREA

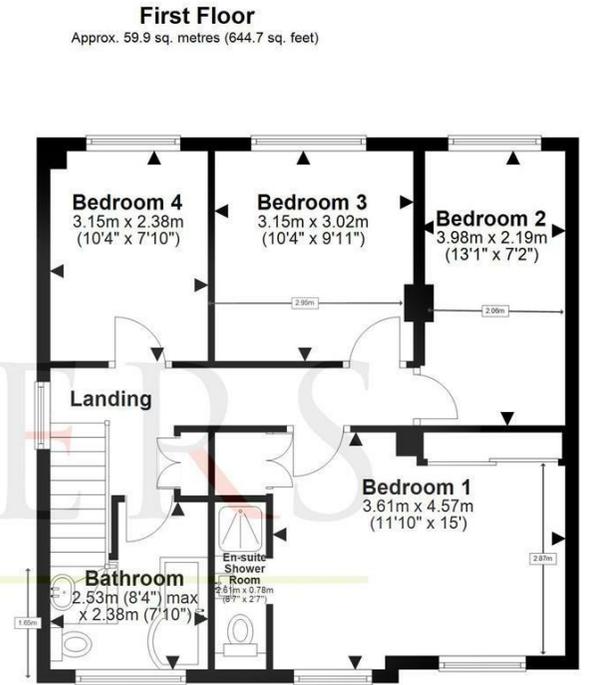
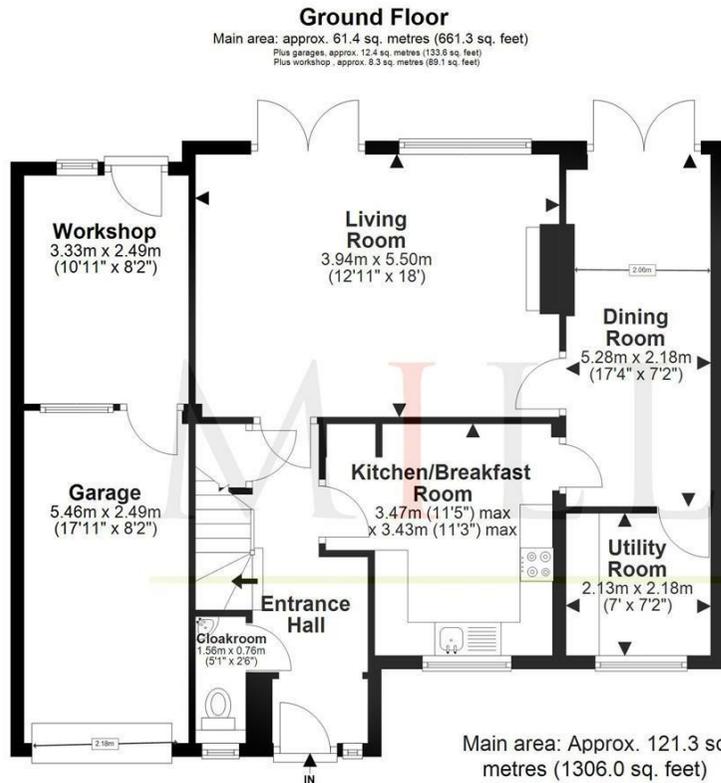
### Rear Garden

134'6" x 124'8" (41' x 38')

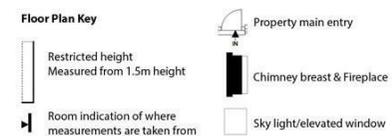
### Workshop

10'11" x 8'2" (3.33m x 2.49m)





Main area: Approx. 121.3 sq. metres (1306.0 sq. feet)  
 Plus garages, approx. 12.4 sq. metres (133.6 sq. feet)  
 Plus workshop, approx. 8.3 sq. metres (89.1 sq. feet)



Total area including garage and Workshop: approx. 142 sq metres (1528.7 sq feet)



## 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) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>74</b>