



Centre Drive, Epping
Asking Price £650,000



MILLERS
ESTATE AGENTS

* EXTENDED SEMI DETACHED FAMILY HOME * FABULOUS POTENTIAL TO EXTENDED (STPP) * GREAT CENTRAL LOCATION * DRIVEWAY WITH OFF STREET PARKING * SHORT WALK TO STATION AND SHOPS * GARAGE *

This wonderful 1950's semi detached home benefits from two generous size reception rooms one with a feature fireplace, a fitted kitchen and ground floor cloakroom. Upstairs has three good size bedrooms, plus spacious four piece family bathroom. Offered chain free. Minutes walk to Station and High Street. The property offers a wealth of opportunity to improve, upgrade and extend subject to the usual planning consents.

To the front of the property there is a driveway providing off street parking for two vehicles leading to a single garage, plus a pretty, well established garden to the side with mature trees and shrubs. The rear garden has a patio area leading onto the lawned area with mature well established shrubs, flowers and trees borders, along with a timber garden shed. The property is located in a very desirable location in the heart of town with a short walk to both the Station and High Street shops.

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

Entrance Porch

7'7 x 2'6 (2.31m x 0.76m)

Living Room

13'1" x 11'11" (4.00m x 3.63m)

Dining Room

11'0" x 17'10" (3.35m x 5.44m)

Family TV Area

8'11 x 7'5 (2.72m x 2.26m)

Kitchen

9'4" x 14'8" (2.84m x 4.46m)

Cloakroom

5'9 x 3' (1.75m x 0.91m)

FIRST FLOOR

Bedroom One

13'2" x 9'11" (4.01m x 3.02m)

Bedroom Two

11'3" x 9'10" (3.43m x 3.00m)

Bedroom Three

7'5" x 7'8" (2.25m x 2.33m)

Bathroom

7'5 x 7'6 (2.26m x 2.29m)

EXTERIOR

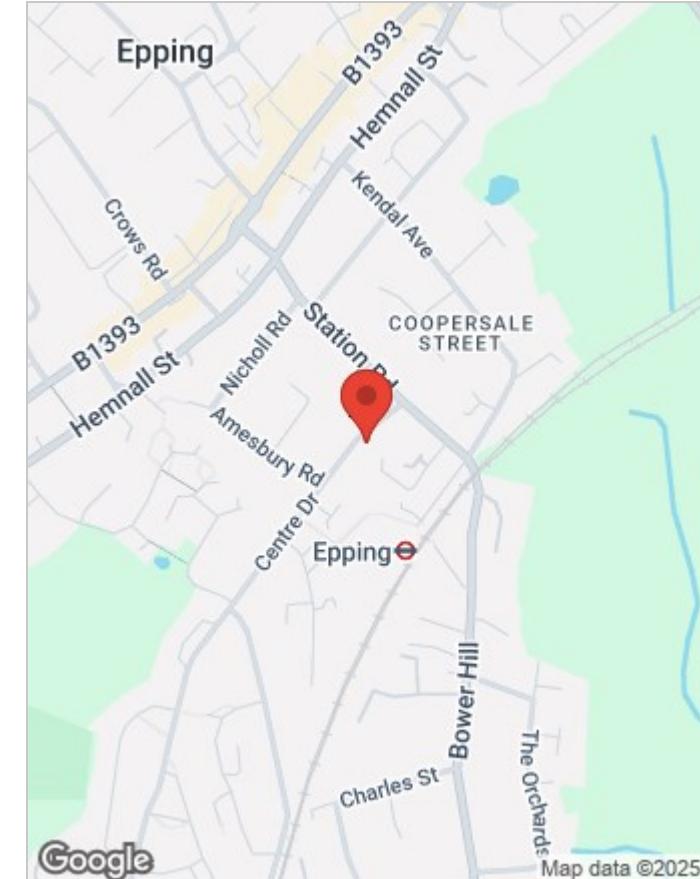
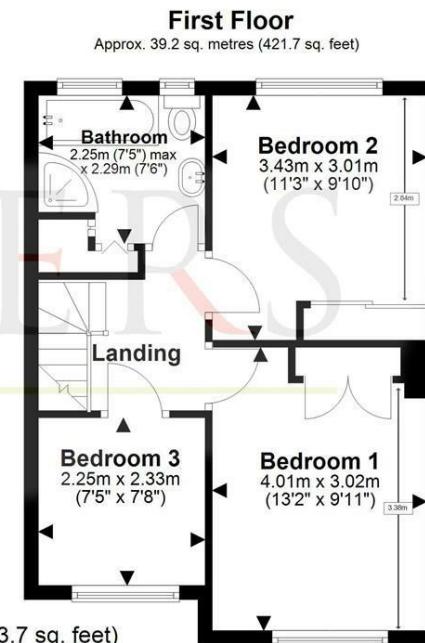
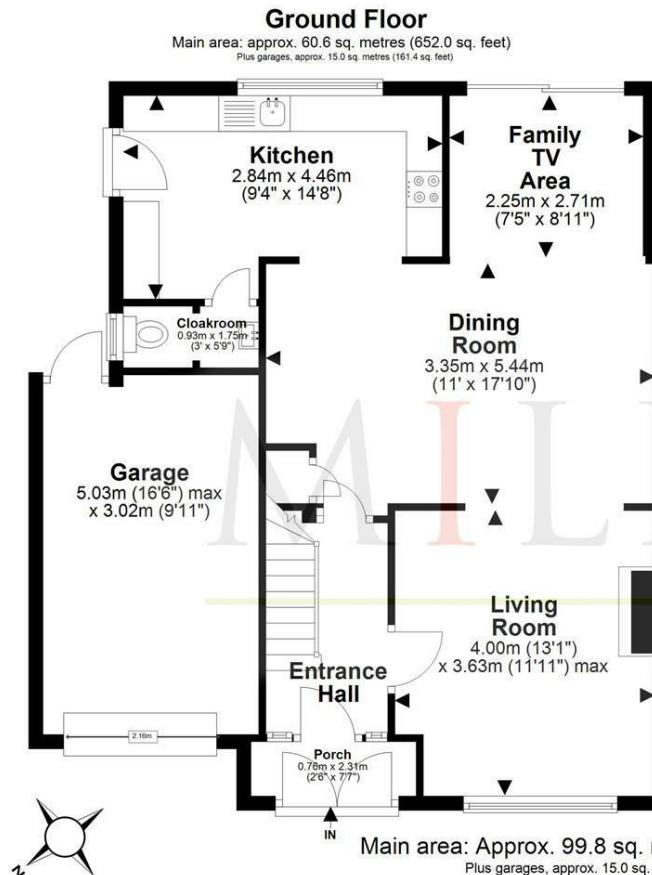
Driveway with off street parking

Garage

16'6 x 9'11 (5.03m x 3.02m)

Rear Garden

36'7 x 30 (11.15m x 9.14m)



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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