



Lower Swaines, Epping
Offers Over £600,000

 3  2  2  D

MILLERS
ESTATE AGENTS

*WELL PRESENTED SEMI DETACHED HOUSE
 * EXTENDED ACCOMMODATION * MODERN
 KITCHEN * GROUND FLOOR SHOWER
 ROOM/WC * MODERN FAMILY BATHROOM *
 THREE BEDROOMS * OFF STREET PARKING *
 INTEGRAL GARAGE

We are pleased to offer for sale this extended three bedroom semi-detached house offering generous family accommodation. The property is situated in a quiet cul-de-sac which is close to Epping primary school and the open countryside at Swaines Green, yet within easy reach of the High Street with its shops and bars, cafes and restaurants and Epping Station serving London.

The property comprises a spacious and welcoming entrance hall with stairs ascending to the first floor plus doorway to further accommodation. There is a ground floor tiled modern shower room and WC,. A fabulous extended living/dining room enjoys wooden floors plus French doors opening onto a south facing garden with a raised decked patio and a generous garden laid to lawn.

The first floor has a three good size bedrooms with wardrobe cupboards to the master, a family bathroom with modern tiles. Additionally the property benefits from double glazed windows, gas radiator heating and underfloor heating in the bathroom and kitchen areas.

Lower Swaines is located within a short walk to the High Street with its shops, bars, cafes and restaurants. It is also within close proximity to Swaines Green and arable farmland. Parts of Epping Forest are within walking distance as is the Town Tube Station. Schooling is provided at ESJ Epping St Johns Comprehensive school and Epping Primary School. Transport links area available at the M25 at Waltham Abbey and the M11 at Hastingwood or the A414 to Chelmsford.





Entrance Hall

Shower Room

9'8 x 3'5 (2.95m x 1.04m)

Living/ Dining Room

17'9" x 22'3" (5.40m x 6.79m)

Kitchen

7'1" x 11'6" (2.15m x 3.51m)

First Floor Landing

Bedroom 1

12'2" x 12'0" (3.71m x 3.65m)

Bedroom 2

10'1" x 11'4" (3.08m x 3.45m)

Bedroom 3

10'10" x 6'11" (3.30m x 2.12m)

Bathroom

7'1 x 7'4 (2.16m x 2.24m)

Exterior

Front Garden

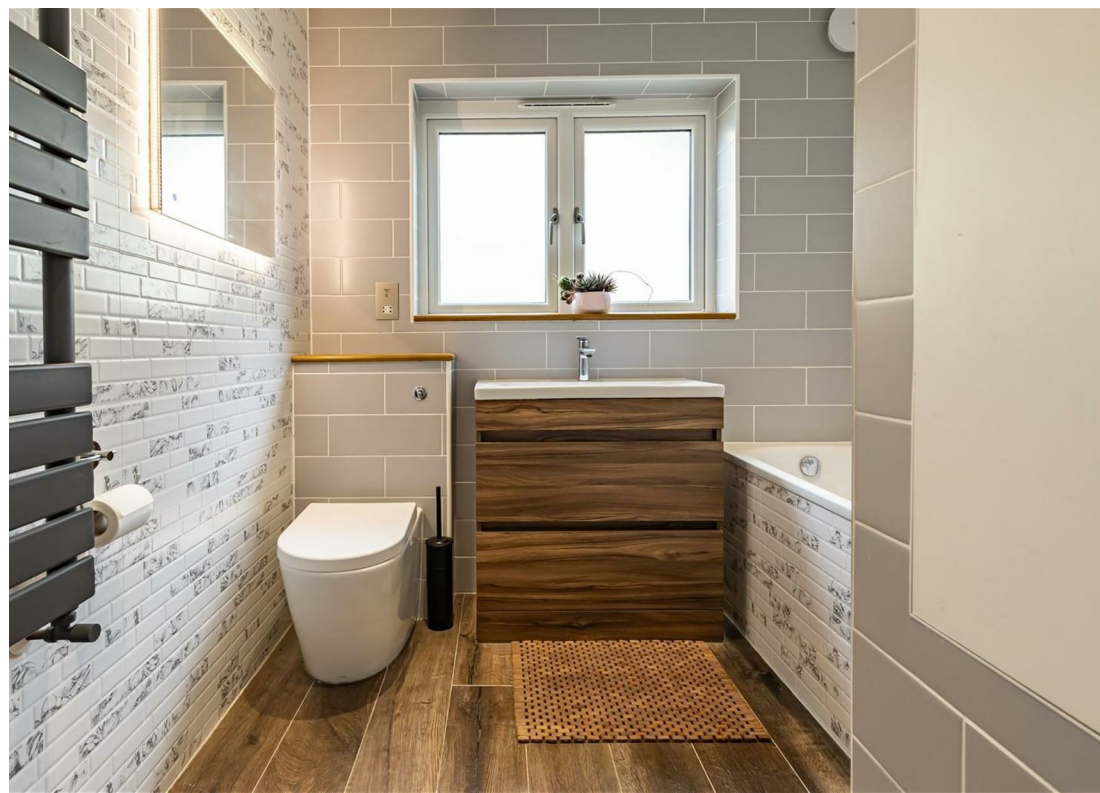
Front Driveway

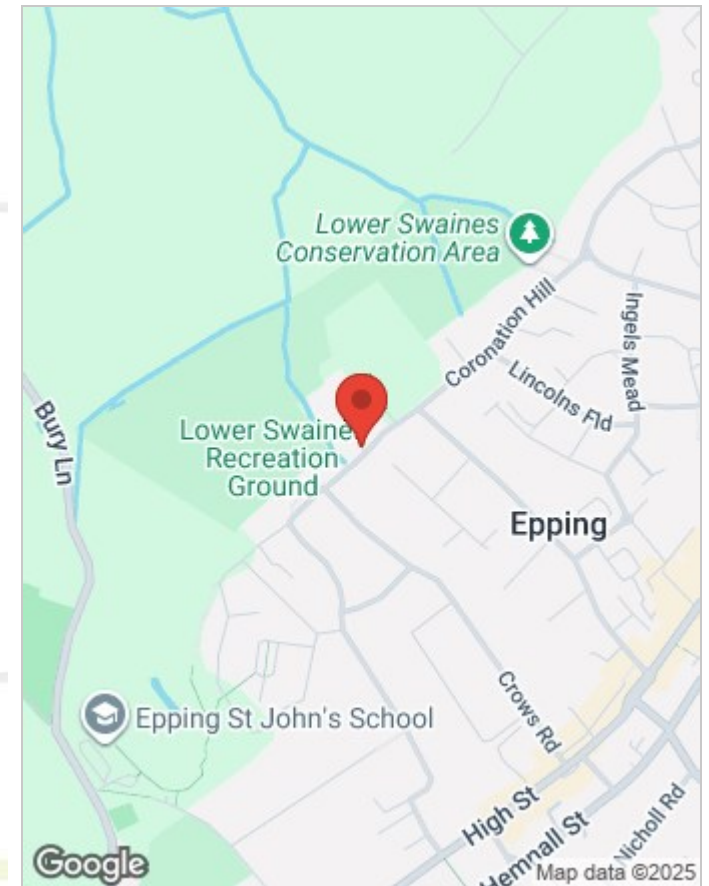
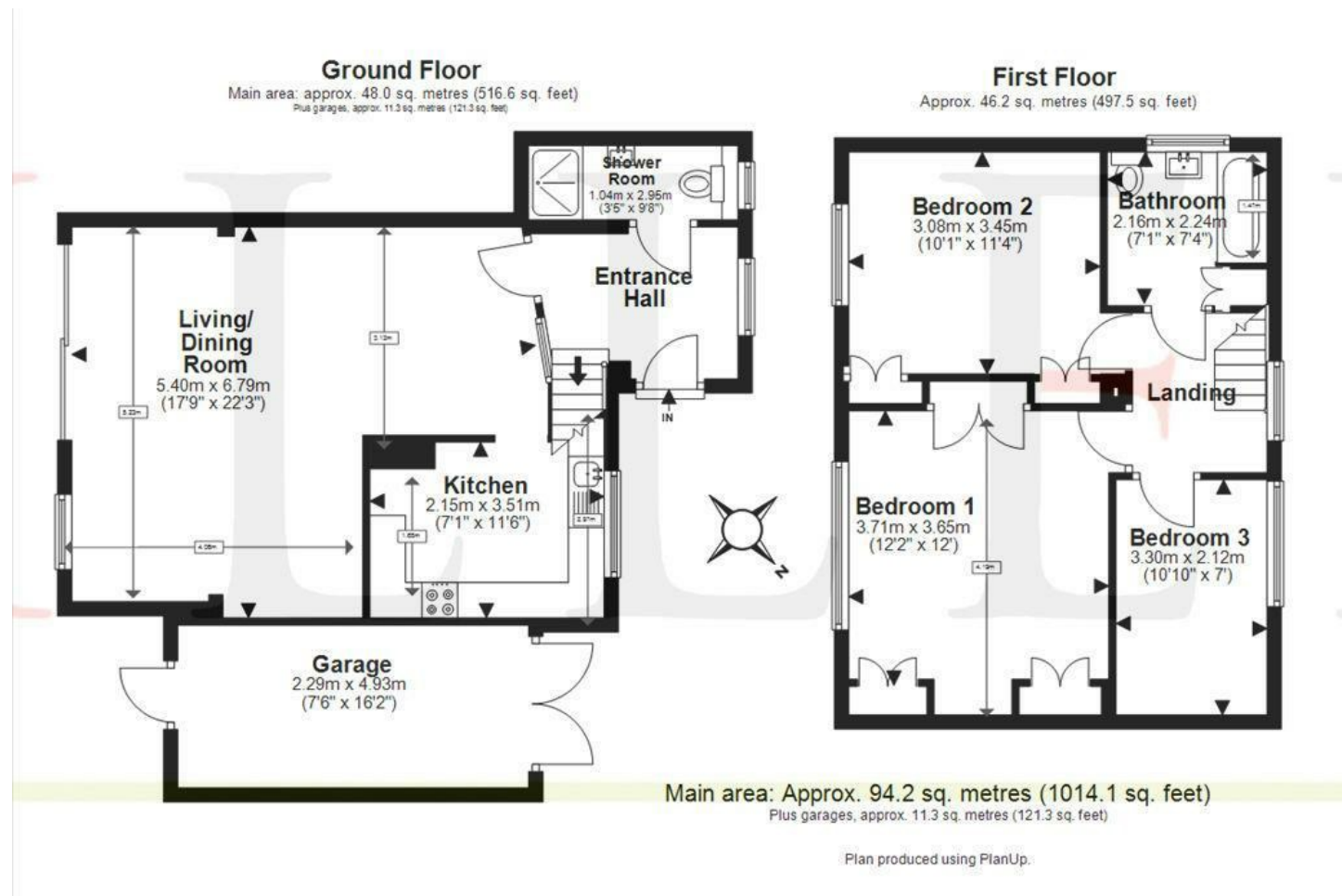
Garage

16'2 x 7'6 (4.93m x 2.29m)

Rear Garden

57' x 36' (17.37m x 10.97m)





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

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.