



Wellington Road, North Weald

PRICE RANGE £250,000 - £275,000. FIRST FLOOR MAISONETTE * TWO DOUBLE BEDROOMS * OFF STREET PARKING * SPACIOUS ACCOMMODATION * WELL PRESENTED PROPERTY * APPROX. 601.4 sq ft VOLUME

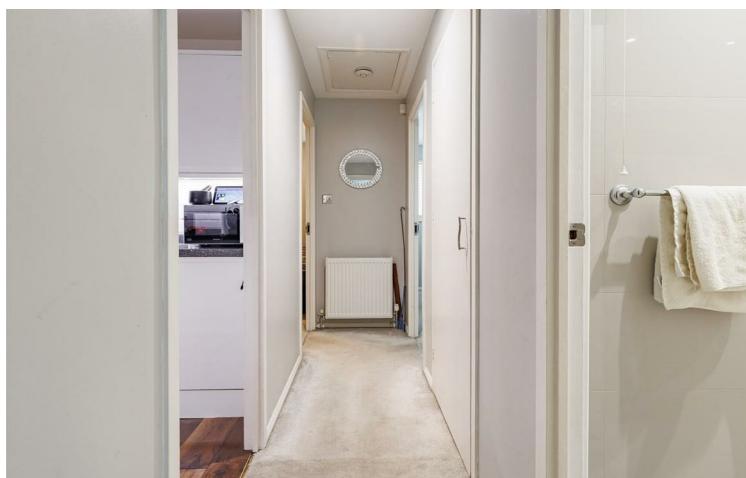
A spacious, two double bedroom, first-floor apartment with allocated parking enjoying views of the grassland opposite. The property is situated on the edge of North Weald village, yet is a short walk to the local shops, public house and restaurant and open countryside. This property is an ideal first purchase or a buy-to-let investment.

A front door allows access to the inner hallway and stairs ascending to the first floor. There is an impressive fully fitted kitchen that features several built-in appliances including an oven, hob and extractor fan. The lounge dining room has a bay window overlooking the front grassland. The master bedroom features a range of fitted wardrobes. There is a further double bedroom and a family bathroom with a three-piece suite. Externally there is an allocated parking space located in a gravelled parking area.

Wellington Road is conveniently situated within the village of North Weald which has a High Street with a range of local shops including a COOP for weekly groceries, public houses and cafe bakery. There is local primary schooling, lots of open countryside and arable farmland. North Weald has transport links via the A414 to the M11 at Hastingwood & Epping Town which provides a Central Line station serving London. An INTERNAL VIEWING IS STRONGLY RECOMMENDED.

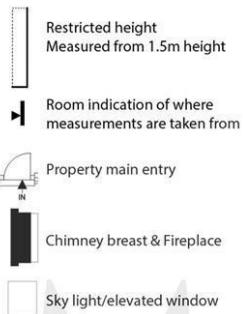
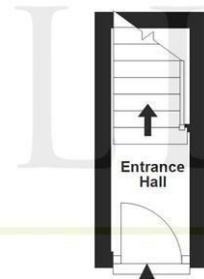
- PRICE RANGE £250,000 - £275,000
- POULAR VILLAGE LOCATION
- ALLOCATED PARKING SPACE
- TWO DOUBLE BEDROOMS
- 8 MINS / 3.1 MILES TO STATION
- APPROX. 89 YEARS ON LEASE
- 1ST FLOOR MAISONETTE ~ 601.4 SQ FT
- NO ONWARD CHAIN
- NO SERVICE CHARGES

Price Range £250,000 to £275,000

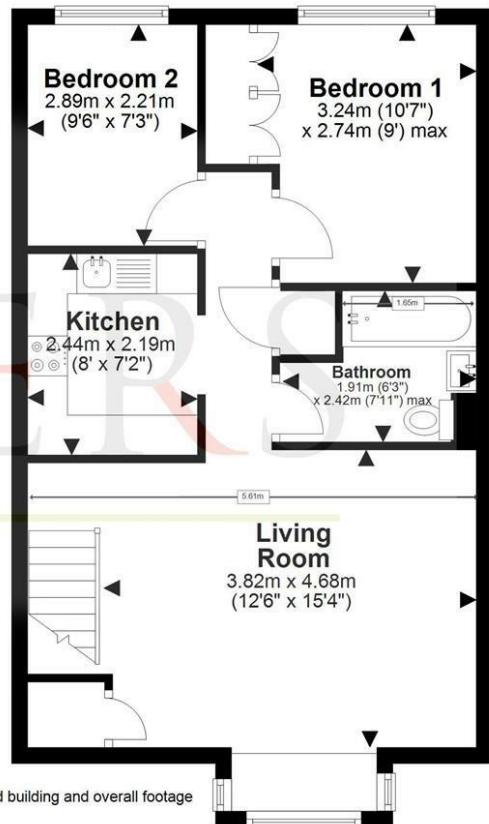


MILLERS

ESTATE AGENTS

Floor Plan Key**Ground Floor**
Approx. 2.8 sq. metres (29.8 sq. feet)**First Floor**

Approx. 53.1 sq. metres (571.5 sq. feet)



Total area: approx. 55.9 sq. metres (601.4 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 footpath.
Plan produced using PlanUp.

Property Dimensions**GROUND FLOOR****Entrance Hall****FIRST FLOOR****Living Room** 12'6" x 15'4" (3.82m x 4.68m)**Kitchen** 8'0" x 7'2" (2.44m x 2.19m)**Bedroom One** 10'8" x 9'0" (3.24m x 2.74m)**Bedroom Two** 9'6" x 7'3" (2.89m x 2.21m)**Bathroom** 7'11" 6'3" (2.41m 1.91m)**EXTERNAL AREA****Allocated Parking**

MILLERS

ESTATE AGENTS



Directions

START: Millers, 229 High Street, Epping, CM16 4BP. 0.0. Head northeast on High St/B1393 toward Star Ln. Continue to follow B1393. 0.5. Turn right onto The Plain/B181. Continue to follow B181. 2.5 At the roundabout, take the 1st exit onto Wellington Rd. 2.5. Turn left onto York Rd. Destination will be on the right. 2.5. Arrive: Wellington Road, North Weald, cM16 6HT. Total time: 5 mins 44s



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	

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.