



Highfield Green, Epping

Price Range **£500,000 - £510,000**



**MILLERS**  
ESTATE AGENTS

\* PRICE RANGE £500,000 - £510,000. \* THREE BEDROOMS \* TERRACE HOUSE \* GARAGE EN-BLOC \* LOUNGE/DINER \* GROUND FLOOR WC \* FIRST FLOOR BATHROOM \* WELL PRESENTED REAR GARDEN \* ACCESSIBLE TO HIGH STREET \* REDECORATED AND RECARPETED THROUGHOUT \*

Nestled in the charming area of Highfield Green, Epping, this delightful three-bedroom terraced house offers a perfect blend of comfort and convenience. The property features a well-proportioned reception room, ideal for both relaxation and entertaining guests. The owner has informed us that the white goods in the kitchen and curtains throughout will remain. With three spacious bedrooms, there is ample room for families or those seeking extra space.

The house includes a modern bathroom, ensuring that daily routines are both practical and pleasant. For those with vehicles, there is parking available, along with a garage en-bloc, providing additional storage or a secure space for your vehicle.

One of the standout features of this property is its prime location. It is within walking distance of Epping High Street, where you can enjoy a variety of shops, cafes, and local amenities. Furthermore, Epping station is easily accessible, making commuting to London and beyond a breeze. Families will appreciate the proximity to St John's Secondary School, which is well-regarded in the area.

This terraced house is not just a home; it is a gateway to a vibrant community and a lifestyle that balances tranquillity with accessibility. Whether you are a first-time buyer, a growing family, or looking to invest, this property presents an excellent opportunity in a sought-after location. Do not miss the chance to make this lovely house your new home.





## GROUND FLOOR

### Entrance Hall

### Cloakroom WC

5'2 max x 3'5 (1.57m max x 1.04m)

### Kitchen

11'0" x 8'0" (3.35m x 2.44m)

### Living Room

14'9" x 14'11" (4.49m x 4.55m)

## FIRST FLOOR

### Landing

### Bedroom One

14'7" x 9'0" (4.44m x 2.75m)

### Bedroom Two

11'1" x 10'7" (3.38m x 3.22m)

### Bedroom Three

9'5" x 5'10" (2.87m x 1.78m)

### Shower Room

7'3 x 4'5 (2.21m x 1.35m)

## EXTERIOR

### Rear Garden

51'0 x 16'0 (15.54m x 4.88m)

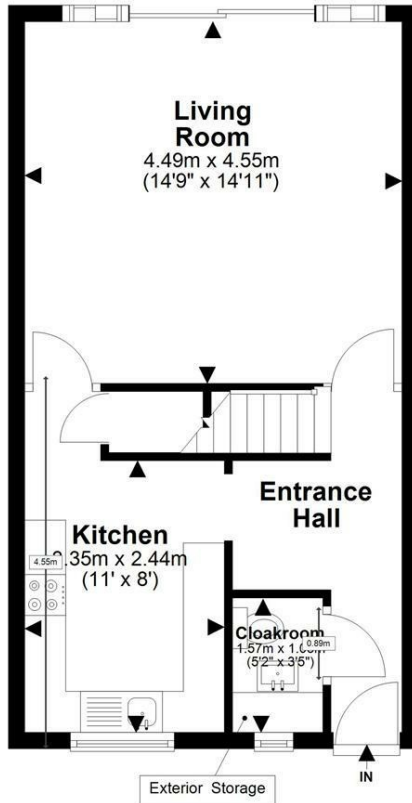
### Garage En-Bloc

16'4" x 7'7" (4.98m x 2.31m)



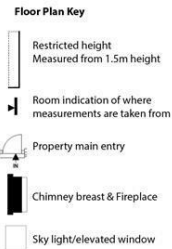
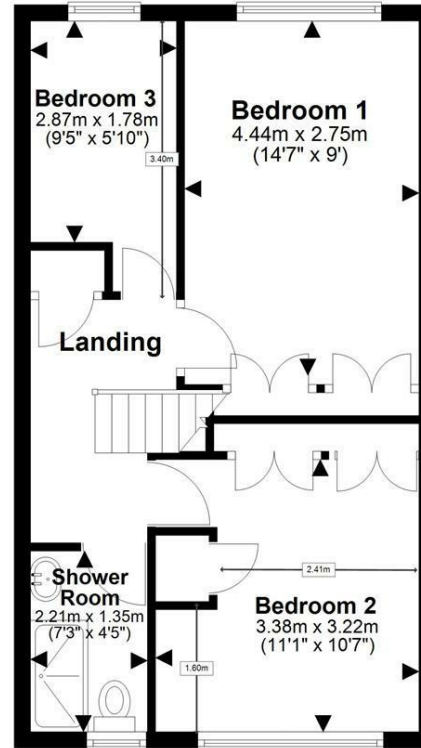
## Ground Floor

Approx. 40.1 sq. metres (431.1 sq. feet)



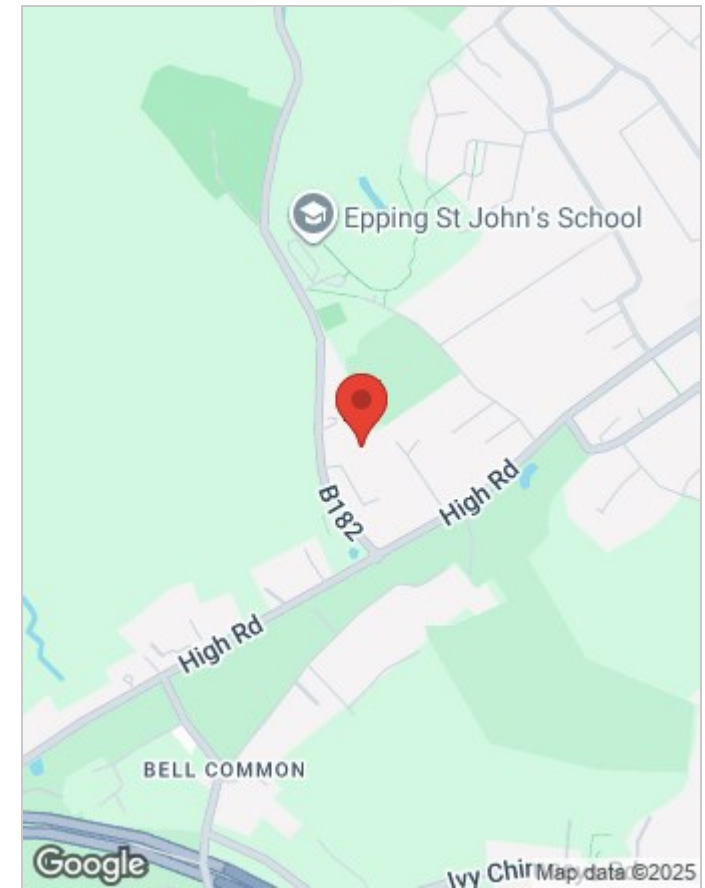
## First Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 81.0 sq. metres (872.3 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



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>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.