



High Road, Epping

O.I.E.O £850,000

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MILLERS
ESTATE AGENTS

*** DETACHED HOUSE * THREE BEDROOMS *
STUNNING LOOKING HOME * WALK TO BELL
COMMON * DETACHED GARAGE & PARKING SPACE
* THREE RECEPTION ROOMS ***

Welcome to this charming detached house located on High Street, Epping, within a short walk to Bell Common and Epping Forest. This delightful property boasts three reception rooms, including a living room, dining room and sitting room, perfect for entertaining guests or simply relaxing with the family. With three spacious double bedrooms and two separate bathrooms, there is ample space for the whole family to enjoy.

The accommodation measures approx. 1,768 sq ft, this attractive house offers comfortable living space with the added convenience of a detached garage and parking. There is a low maintenance rear garden with a patio area, providing a tranquil outdoor area where you can unwind and enjoy peace and fresh air. Rear access leads to a private courtyard allowing parking and additional casual visitors parking.

Situated close to the open countryside of Bell Common and being a short walk to Epping Forest, this property offers the best of both worlds - a peaceful retreat while still being conveniently located near local amenities including the fine restaurants and boutique shops. Whether you're looking for a three or four-bedroom home, this property has the flexibility to suit your needs. Don't miss out on the opportunity to make this lovely detached house your new home.

High Road is conveniently placed within a short walk to the shops, restaurants, bars and cafes. Bell Common is also within close proximity, arable farmland lies opposite and parts of Epping Forest are a short walk. Epping Town offers excellent local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.





GROUND FLOOR

Entrance Hall

Living Room

12'5" x 12'6" (3.78m x 3.81m)

Kitchen Breakfast Room

12'10" x 12'9" (3.90m x 3.88m)

Pantry

3'5" x 2'4" (1.04m x 0.71m)

Family Room

12'6" x 12'10" (3.82m x 3.91m)

Study Dining Room

10'11" x 12'10" (3.32m x 3.91m)

Cloakroom WC

4'11" x 4'4" (1.50m x 1.32m)

FIRST FLOOR

Landing

Bedroom One

12'11" x 12'6" (3.93m x 3.81m)

En-suite Shower Room

10'1" x 4'11" (3.07m x 1.50m)

Dressing Room

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

Bedroom Two

11'1" x 10'4" (3.37m x 3.16m)

Bedroom Three

7'4" x 12'10" (2.23m x 3.92m)

Shower Room

5'11" x 9' (1.80m x 2.74m)

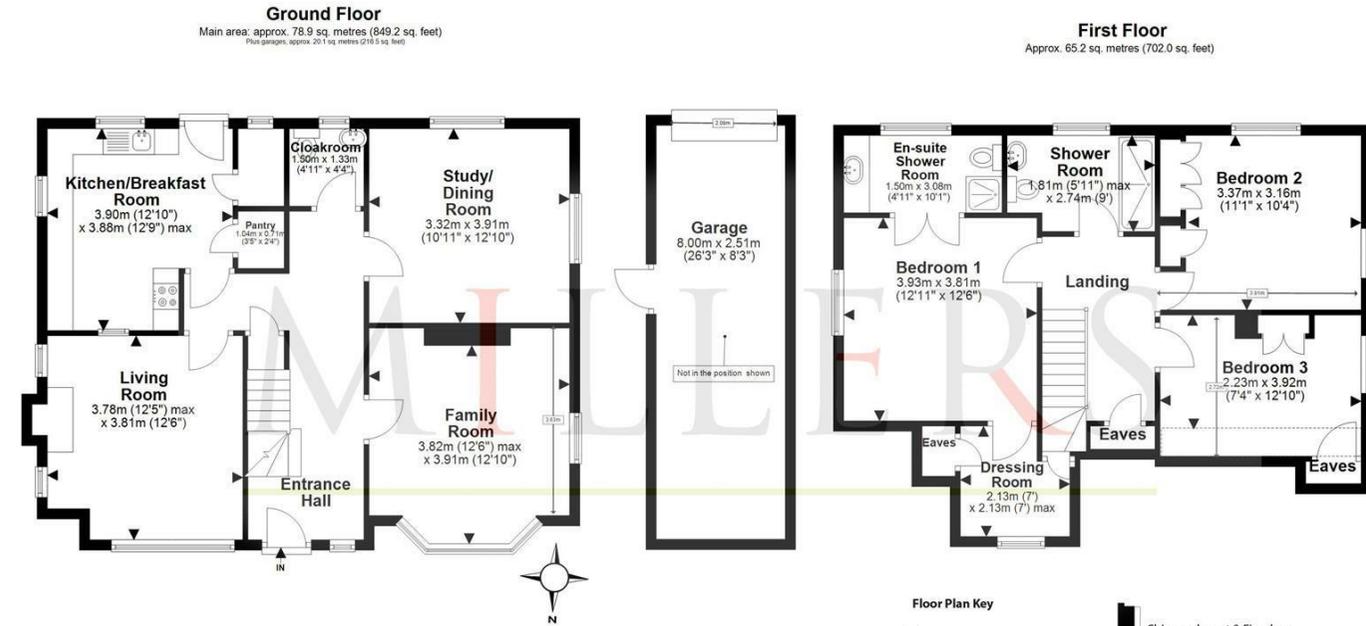
EXTERNAL AREA

Rear Garden

42'5" x 43'3" (12.93m x 13.18m)

Garage

26'3" x 8'3" (8.00m x 2.51m)



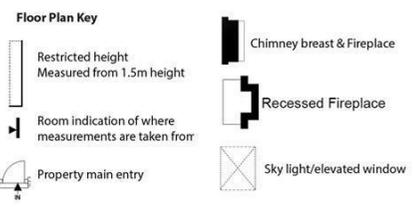
Ground Floor
Main area: approx. 78.9 sq. metres (849.2 sq. feet)
Plus garages: approx. 20.1 sq. metres (216.5 sq. feet)

First Floor
Approx. 65.2 sq. metres (702.0 sq. feet)

Main area: Approx. 144.1 sq. metres (1551.2 sq. feet)
Plus garages: approx. 20.1 sq. metres (216.5 sq. feet)

Total area including garage : approx. 164.2 sq metres (1767.7 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



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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		85	(81-91) B
(69-80) C			(69-80) C
(55-68) D	65		(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