



The Birches, North Weald

£634,995

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MILLERS
ESTATE AGENTS

* SEMI DETACHED HOUSE * EXTENDED ACCOMMODATION * APPROX 1930 SQ FT VOLUME * OUTSTANDING CONDITION * 3.7 MILES TO EPPING STATION *

Positioned in the charming cul-de-sac of The Birches, North Weald, is this delightful semi-detached house offering the perfect blend of modern living, spacious comfort and quiet position. With an extended layout, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the stunning open-plan kitchen, dining, and breakfast room, which provides a bright and beautifully presented space ideal for family gatherings and culinary adventures.

This residence features three well-proportioned bedrooms, ensuring ample space for family or guests. The two bathrooms add convenience for a busy household, making easy work of the morning routine. There is a cosy living room facing the garden and has a feature fireplace. Outside, the large garden plot is a true highlight, complete with a rear summer house that offers a serene retreat for leisure or hobbies. The expansive outdoor area is perfect for children to play or for hosting summer barbecues.

Parking is a significant advantage here, with space for up to three vehicles on a block paved driveway, and a detached garage, at the back of the garden add extra storage or workshop space, if needed. Furthermore, there is potential to remodel the ground floor side extension into an additional bedroom annex (stpp), providing opportunities for extended family living or a home office.

This property is not just a house; it is a home that promises comfort, space, and versatility in a desirable location. Whether you are looking to settle down or invest, this semi-detached gem in North Weald is a must-see.





GROUND FLOOR

Entrance Porch

3'4" x 3'10" (1.02m x 1.17m)

Cloakroom WC

8'10" x 2'7" (2.69m x 0.79m)

Living Room

15'5" x 19'2" (4.70m x 5.85m)

Kitchen

10'6" x 10'10" (3.21m x 3.30m)

Family Dining Room

21'9" x 11'8" (6.62m x 3.56m)

Utility Room

10'9" x 7'10" (3.28m x 2.39m)

Shower Room

9'2" x 3'6" (2.79m x 1.07m)

Study

8'7" x 8'5" (2.61m x 2.57m)

FIRST FLOOR

Bedroom One

15'7" x 9'4" (4.76m x 2.85m)

Bedroom Two

11'3" x 11'5" (3.44m x 3.48m)

Bedroom Three

10'0" x 9'5" (3.06m x 2.87m)

Bathroom

7'9" x 7'4" (2.36m x 2.24m)

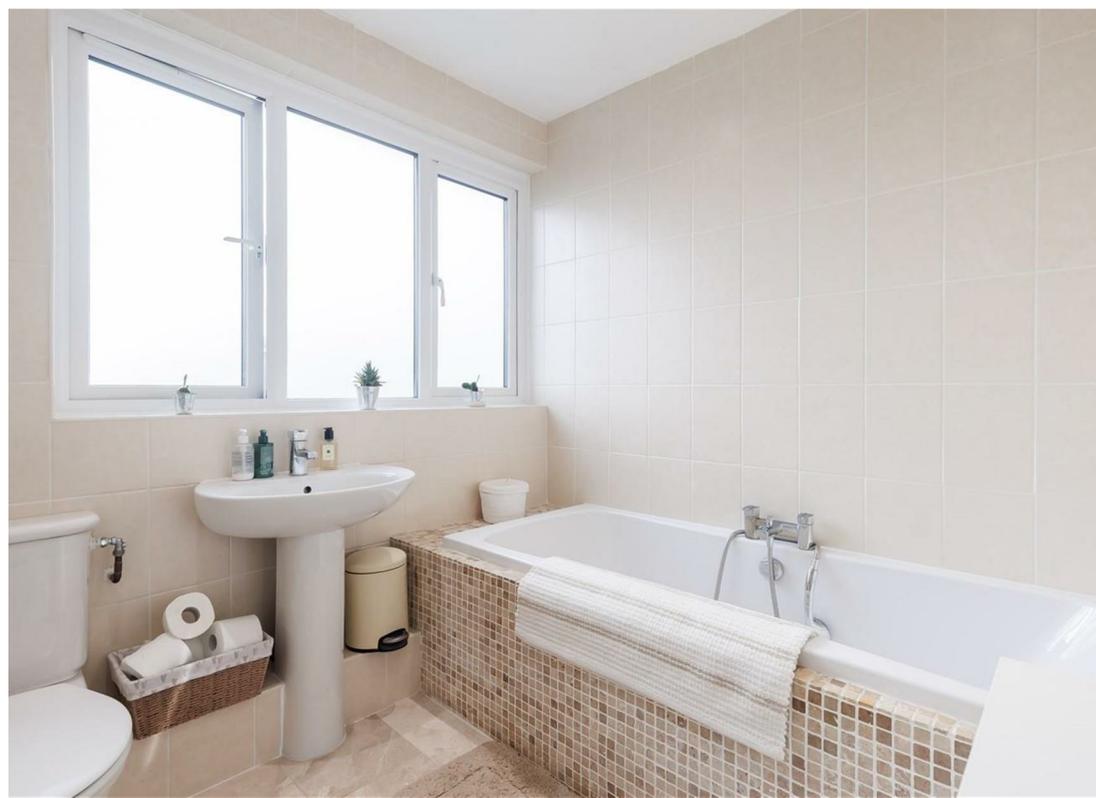
EXTERNAL AREA

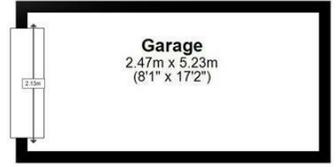
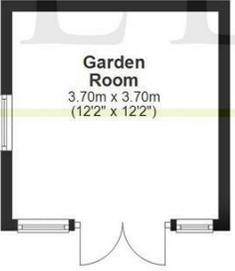
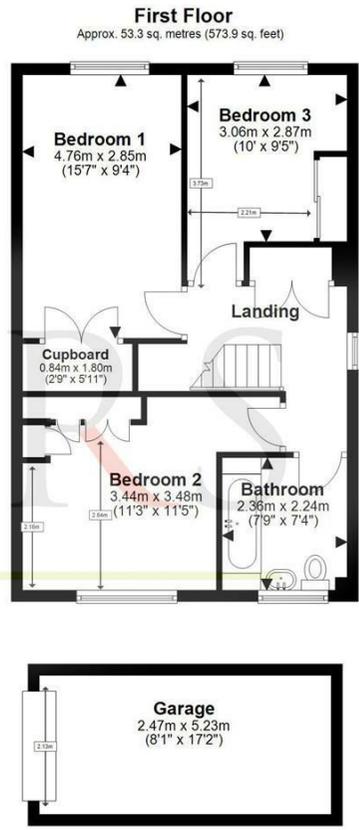
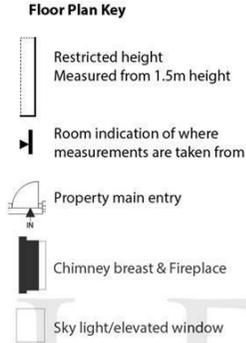
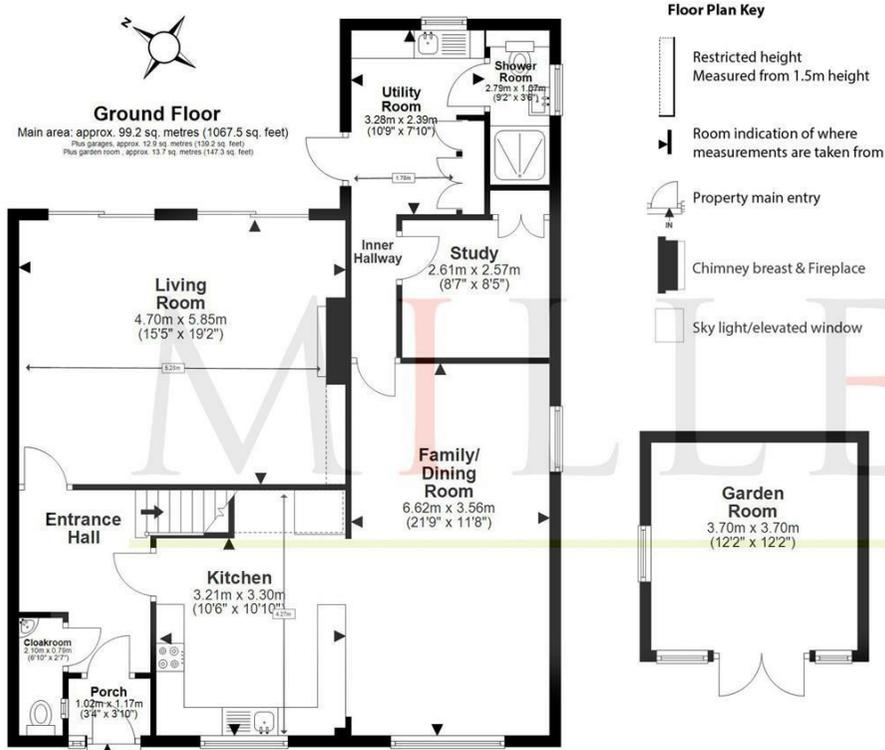
Garden Room

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

Garage

17'2" x 8'1" (5.23m x 2.46m)





Main area: Approx. 152.5 sq. metres (1641.4 sq. feet)
Plus garages, approx. 12.9 sq. metres (139.2 sq. feet)
Plus garden room, approx. 13.7 sq. metres (147.3 sq. feet)

Total area including garages and outbuildings: approx. 179.1 sq metres (1927.9 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
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		72	
(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	

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	

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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