



Severns Field, Epping

O.I.E.O £800,000



MILLERS
ESTATE AGENTS

*** EXTENDED FAMILY HOME * SEMI-DETACHED PROPERTY * THREE FLOORS (1,600 SQ FT) * FOUR BEDROOMS * STUNNING CONDITION ***

An impressive semi-detached family home providing extended accommodation which is arranged over three floors. This beautifully presented property is situated in the popular and very desirable cul-de-sac of Severns Field. The property comprises four bedrooms, three reception areas, two bathrooms, a garage and provides off street parking for several vehicles.

The stunning accommodation comprises a living room opening into the open plan dining room and a kitchen breakfast room. The newly fitted kitchen includes several built in appliances, features a breakfast island and an extensive range of high gloss units. There is a utility room, good size study/office and a cloakroom WC. The first floor offers a large family bathroom comprising a three-piece suite and white sanitary ware. There are three good sized bedrooms all with fitted wardrobes or cupboards. Stairs ascend from the landing to the second floor which features a large master bedroom suite with a stunning en-suite shower room. The rear garden is mainly laid to lawn, has a stone patio area, is enclosed with wooden fencing. The property benefits from an attached garage.

Severns Field is located within a short walk of 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 serving London. Schooling is provided at Epping St Johns Comprehensive school (ESJ), Epping Primary School and Ivy Chimneys. Transport links area available at the M25 at Waltham Abbey and the M11 at Hastingwood or the A414 to Chelmsford or Ware & Harlow.





GROUND FLOOR

Cloakroom WC

4'7" x 2'11" (1.40m x 0.89m)

Living Room

11'10" x 13'11" (3.60m x 4.25m)

Kitchen Dining Room

18'5" x 22'6" (5.61m x 6.85m)

Utility Room

5'1" x 8'9" (1.54m x 2.66m)

Study

12'8" x 9'6" (3.86m x 2.89m)

FIRST FLOOR

Bedroom Two

10'2" x 10'2" (3.09m x 3.10m)

Bedroom Three

10'2" x 9'11" (3.09m x 3.02m)

Bedroom Four

7'10" x 9'0" (2.39m x 2.74m)

Bathroom

7'8" x 7'5" (2.34m x 2.26m)

SECOND FLOOR

Bedroom One

10'6" x 11'5" (3.21m x 3.49m)

En-suite Shower Room

10'2" x 8'7" (3.10m x 2.62m)

EXTERNAL AREA

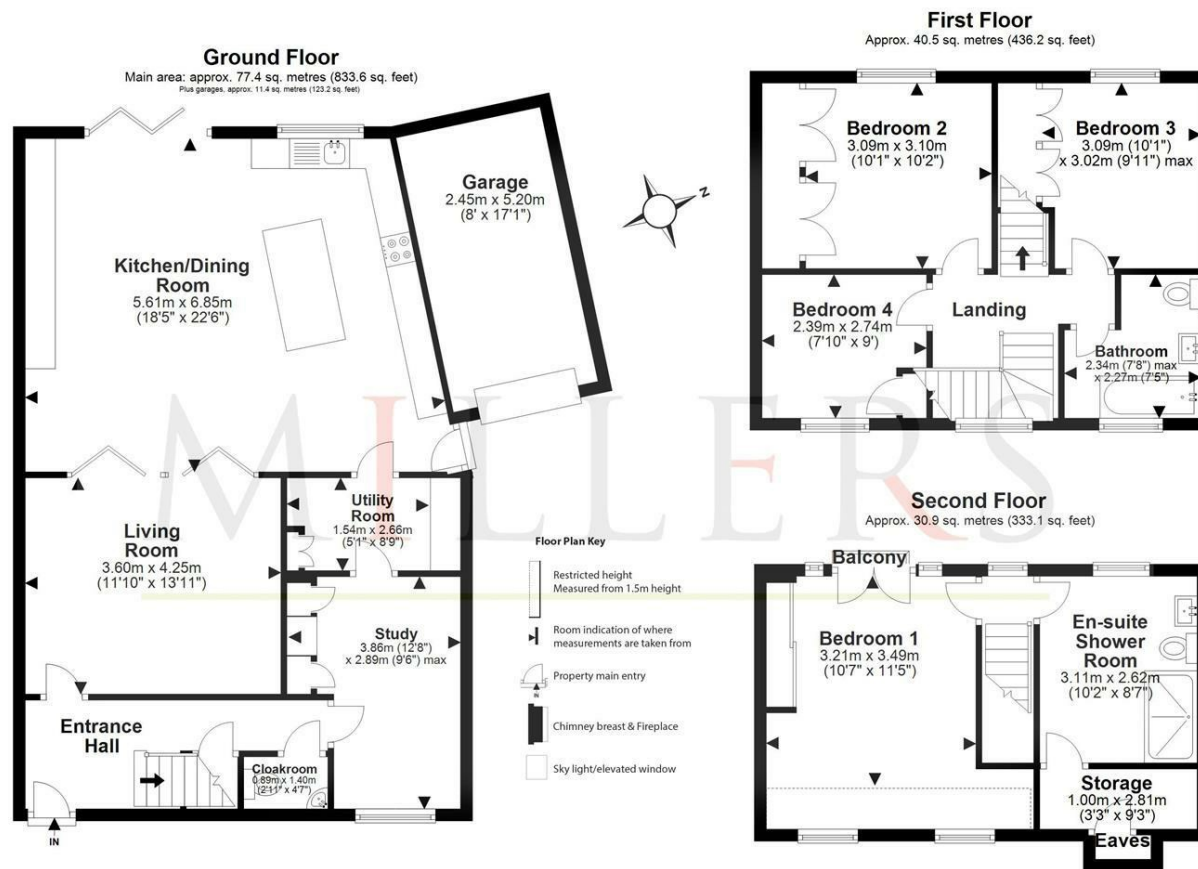
Rear Garden MAX

65' x 27'7" (19.81m x 8.41m)

Garage

17'1" x 8' (5.21m x 2.44m)



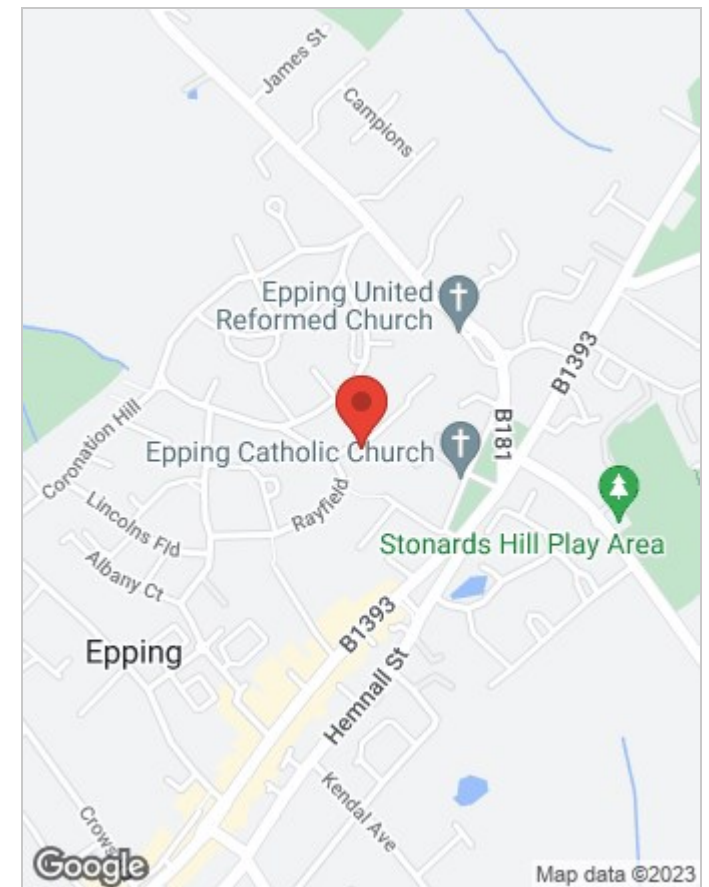


Main area: Approx. 148.9 sq. metres (1602.9 sq. feet)

Plus garages, approx. 11.4 sq. metres (123.2 sq. feet)

Total area including garage : approx. 160.3 sq metres (1726.1 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		
(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	

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.

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.

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