



Upland Road, Thornwood

Price Range £535,000



MILLERS
ESTATE AGENTS

* PRICE RANGE £535,000 to £555,000 * EXTENDED ACCOMMODATION * SEMI DETACHED COTTAGE * STUNNING GROUND FLOOR * THREE BEDROOMS * CONTEMPORARY BATHROOM * OFF STREET PARKING * 200' REAR GARDEN * TWO OUTBUILDINGS *

Nestled on Upland Road in the charming village of Thornwood Common, this semi-detached extended character cottage offers a delightful blend of modern living and traditional charm. Spanning an impressive 1,243 square feet, the property is in excellent decorative order and is ideally situated close to open countryside, while still providing easy access to the vibrant centre of Epping.

Upon entering, you are welcomed by an entrance porch that leads into an inviting front lounge, perfect for relaxation. The heart of the home is undoubtedly the stunning open-plan kitchen and dining area, which features a breakfast nook and two sets of bifolding doors that seamlessly connect the indoor space to the picturesque rear garden. A convenient ground floor cloakroom and utility room add to the practicality of this well-designed home.

The first floor comprises two well-proportioned bedrooms, complemented by a modern contemporary four-piece bathroom suite, ensuring comfort and style. Ascend to the top floor, where you will find the master bedroom, complete with a dressing area, providing a private retreat.

Externally, the property boasts a block-paved front garden that allows off-street parking for two vehicles. The expansive south facing rear garden, measuring approximately 200 feet, is a true outdoor haven. It features an extensive paved patio area, perfect for entertaining, alongside a charming covered pergola. The lush lawn leads to a decked area, ideal for enjoying sunny afternoons. Additionally, the garden houses two large outbuildings, which can serve as office space and a gymnasium, complete with en-suite wash facilities.





GROUND FLOOR

Porch

5'5 max x 2'3 (1.65m max x 0.69m)

Living Room

14'1" x 12'4" (4.30m x 3.77m)

Kitchen/Breakfast Room

26'7" x 12'1" (8.11m x 3.68m)

Dining Area

8'10" x 9'2" (2.69m x 2.79m)

Cloakroom / Utility

7'11" x 2'9" (2.41m x 0.84m)

FIRST FLOOR

Bedroom Two

12'0" x 10'8" (3.66m x 3.24m)

Bedroom Three

7'6" x 8'6" (2.29m x 2.58m)

Bathroom

9'9 x 7'9 (2.97m x 2.36m)

SECOND FLOOR

Bedroom One

8'7" x 11'0" (2.61m x 3.36m)

Dressing Area

4'9" x 10'11" (1.44m x 3.33m)

EXTERIOR

Gymnasium/Study

10'11 x 9'2 (3.33m x 2.79m)

Front Garden/Driveway

Rear Garden

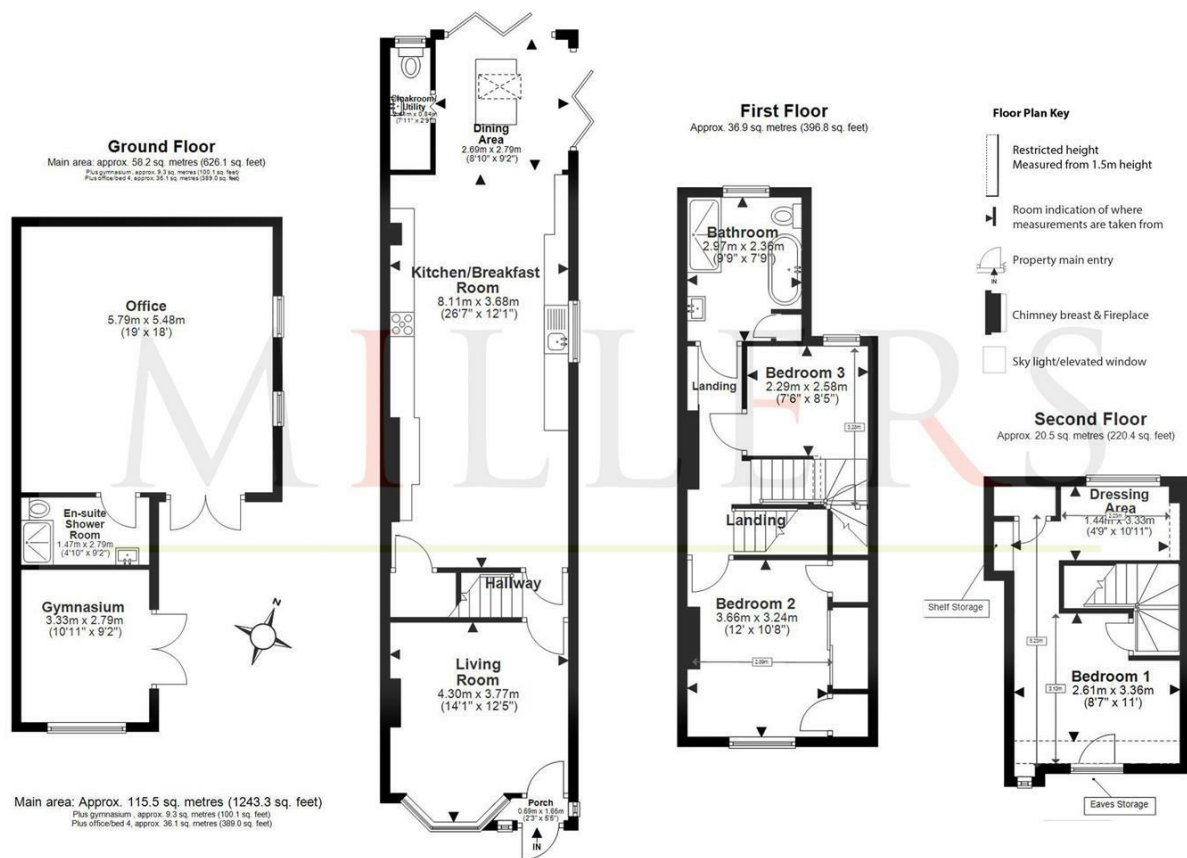
200' max x 23'10 (60.96m max x 7.26m)

En-suite Shower Room

Office

19'0" x 18'0" (5.79m x 5.48m)





Total area including outbuildings: approx. 160.9 sq metres (1732.4 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 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		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64		(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	EU Directive 2002/91/EC	