



Weald Bridge Road, CM16 6ES  
Epping





# Weald Bridge Road, CM16 6ES

\*\* KINGS GROUP ARE DELIGHTED TO OFFER THIS FOUR BEDROOM, SEMI-DETACHED CHALET BUNGALOW, WITH A DRIVEWAY AND A GARAGE IN THE HIGHLY SOUGHT AFTER LOCATION OF WEALD BRIDGE ROAD, NORTH WEALD \*\*

Situated in the sought-after village of North Weald, this attractive semi-detached chalet bungalow on Weald Bridge Road offers spacious and versatile accommodation ideal for families and those seeking flexible living space. The property boasts four well-proportioned bedrooms, two of which are located on the ground floor along with a family bathroom, the other two are located on the first floor with a shower room. Two reception rooms, a separate office, perfectly suited for home working or study.

Externally, the home benefits from a private driveway providing off-street parking for two vehicles, together with a garage offering additional storage or workshop potential. The property enjoys a pleasant residential setting whilst remaining conveniently positioned for access to local amenities and transport links.

North Weald is a popular Essex village located on the outskirts of Epping, combining a semi-rural atmosphere with excellent commuter convenience. The area is surrounded by open countryside and green spaces, whilst Epping town centre and Central Line Underground station are only a short drive away, providing direct access into London.

Families are well catered for with a selection of well-regarded local schools nearby, including St Andrew's CofE Primary School, which has been rated 'Good' by Ofsted. Additional secondary schooling can be found in nearby Epping and Ongar, making the area particularly attractive for growing families.

## Offers In The Region Of £550,000



- FOUR BEDROOM SEMI-DETACHED CHALET BUNGALOW
- SEPARATE OFFICE
- FIRST FLOOR SHOWER ROOM AND TWO BEDROOMS
- GARAGE TO REAR OF PROPERTY
- HIGHLY SOUGHT AFTER LOCATION

#### Entrance Hallway

Carpeted, double radiator, storage cupboard

#### Ground Floor Bathroom 8'94 x 5'58 (2.44m x 1.52m)

Double glazed opaque window to side aspect, part tiled walls, heated towel rail, vinyl flooring, extractor fan, panel enclosed jacuzzi bath with mixer tap and thermostatically controlled shower over bath, pedestal style wash basin, low level flush W.C.

#### Office 8'45 x 5'53 (2.44m x 1.52m)

Double glazed window to side aspect, carpeted, double radiator, power points

#### Kitchen 10'44 x 11'27 (3.05m x 3.35m)

Double glazed window to rear aspect, double radiator, tiled flooring, tiled splash backs, a range of base and wall units with flat marble effect top work surfaces, spotlights, integrated fridge/freezer, plumbing for washing machine, integrated electric oven and gas hob, chimney style extractor fan, sink with single drainer unit, power points, double glazed door leading to conservatory

#### Conservatory 10'77 x 15'61 (3.05m x 4.57m)

Double glazed windows to side and rear aspect, Tiled flooring, double glazed French doors to rear aspect leading to rear garden

#### Lounge 14'94 x 11'52 (4.27m x 3.35m)

Double glazed bi-folding doors to rear aspect leading to conservatory, textured ceiling, carpeted, single radiator, TV aerial point, phone point, power points, wrought iron fireplace with wooden over mantle

#### Ground Floor Bedroom Two 9'31 x 8'59 (2.74m x 2.44m)

Double glazed window to front aspect, laminate flooring, double radiator, power points

- TWO RECEPTION ROOMS
- GROUND FLOOR BEDROOMS AND BATHROOM
- GOOD SIZE REAR GARDEN WITH SIDE ACCESS
- DRIVEWAY FOR TWO CARS
- EASY ACCESS TO A414 AND M11

#### Ground Floor Master Bedroom 10'45 x 12'01 (3.05m x 3.68m)

Double glazed bay window to front aspect, carpeted, double radiator, power points

#### First Floor Landing

Carpeted, power points, two storage cupboards

#### First Floor Shower Room 5'94 x 5'56 (1.52m x 1.52m)

Double glazed opaque window to side aspect, part tiled, shower cubicle with thermostatically controlled shower, pedestal style wash basin with mixer tap, low level flush W.C. heated towel rail

#### Bedroom Three 12'92 x 11'28 (3.66m x 3.35m)

Double glazed window to rear aspect, double radiator, carpeted, power points

#### Bedroom Four 13'62 x 9'10 (3.96m x 3.00m)

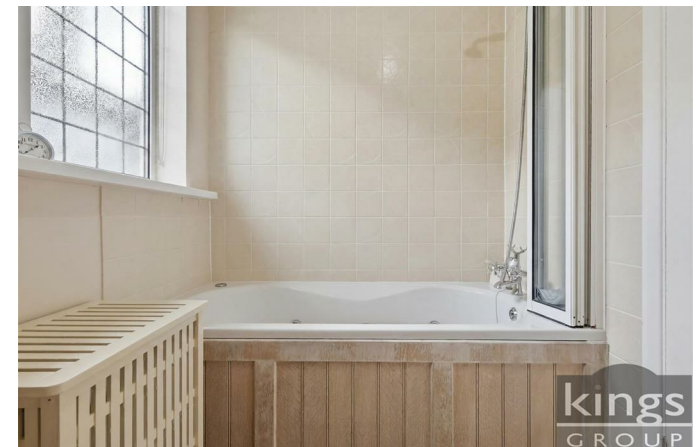
Double glazed window to front aspect, double radiator, carpeted, power points

#### External

Driveway for two cars, rear garden with side access, garage to rear

#### Property Information

Tenure - Freehold  
Construction Type - Brick built and rendered  
Council Tax Band - E  
EPC Rating - TBC





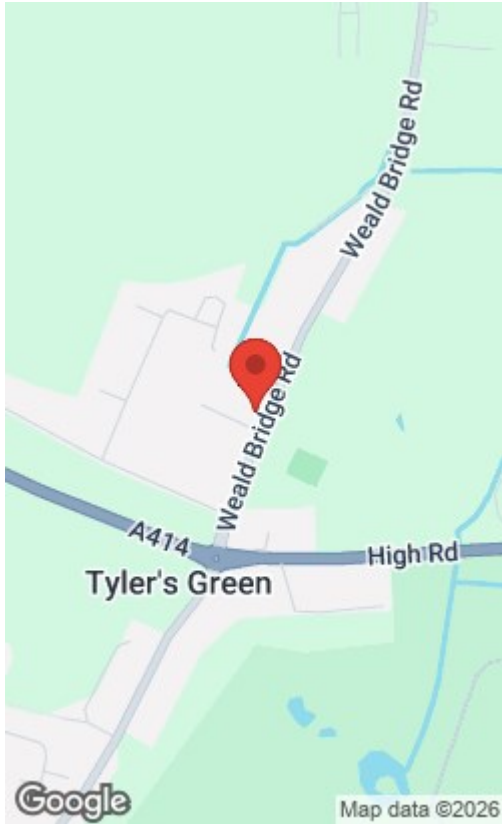
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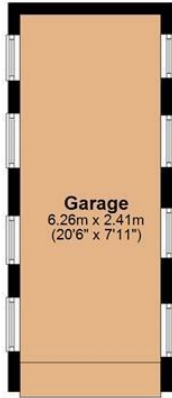


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



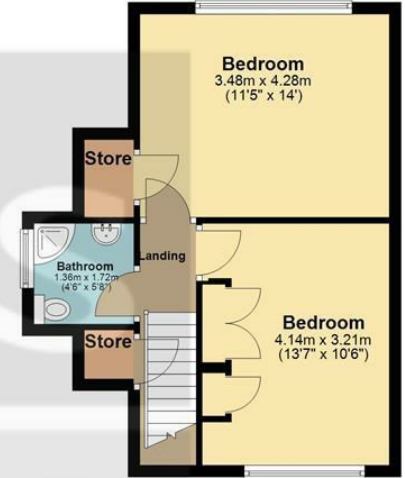
**Outbuilding**  
Approx. 15.1 sq. metres (162.6 sq. feet)



**Ground Floor**  
Approx. 84.6 sq. metres (910.9 sq. feet)



**First Floor**  
Approx. 37.8 sq. metres (406.8 sq. feet)



Total area: approx. 137.5 sq. metres (1480.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

**Weald Bridge**

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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