



Beamish Close

North Weald, EPPING.



Beamish Close North Weald Epping £350,000

- *TERRACED HOUSE*
- *CONTEMPORARY STYLE INTERIOR*
- *MODERN FITTED KITCHEN AND BATHROOM*
- *TWO BEDROOMS*
- *PRIVATE DRIVEWAY*
- *LARGE TIMBER OUTBUILDING*



OVERVIEW & LOCATION :

Situated within this popular residential position, a terraced two bedroom house offering well planned accommodation over two floors combined with a modern interior. The property enjoys convenient access to a selection of road links, highly regarded schools and for the commuter wishing to travel into town Epping Station is some four miles away. Externally the property features a private driveway to the front and a rear garden of some 50' with large timber garden shed.

MAIN ACCOMMODATION :

Entrance via part glazed door to reception hall.

RECEPTION HALL :

Double glazed window to front elevation. Central staircase ascending to first floor. Radiator. Contemporary style high gloss floor. Doors to following accommodation.

LIVING ROOM :

17' x 9'9" (5.18m x 2.97m) Double glazed window to front elevation. Ceiling cornice. Recess with granite inset and mantle above. Two radiators. Double glazed double doors to rear terrace. Contemporary style wood effect floor.

KITCHEN/DINING ROOM :

15'1" (4.6) maximum x 11'3" (3.43) maximum Double glazed window to front elevation. Recess ceiling lights. Contemporary range of fitted units with granite work surfaces, matching splash backs and recess mood lighting. Inset one and a half bowl sink unit with chrome mixer tap. Integrated appliances include Hotpoint ceramic hob with matching extractor hood with recess lighting, oven and grill, Hotpoint washing machine, Zanussi fridge and freezer and Bosch slim line dishwasher. Contemporary style radiator and tiled floor.

First Floor

FIRST FLOOR LANDING :

Double glazed window to rear elevation. Radiator. Doors to following accommodation.

BEDROOM ONE :

15'2" x 9'11" (4.62m x 3.02m) Double glazed window to front elevation. Ceiling cornice. Double fitted wardrobe. Two ornate radiators. Double glazed window to rear elevation with garden view.

BEDROOM TWO :

10'7" x 11'10" maximum (3.23m x 3.6m maximum) Double glazed window to front elevation. Ceiling cornice. Access to loft. Double fitted wardrobe. Radiator. Contemporary style wood effect floor.

BATHROOM :

Double glazed translucent window to rear elevation. Fully tiled walls with contrasting tiled floor. Recess ceiling lights. Contemporary style suite comprises of panelled bath with chrome fittings including wall mounted shower above and glass shower screen, vanity wash hand basin with units below and low level WC. Wall mounted heated towel rail.



Exterior

FRONT ELEVATION :

The property features a private shingled driveway to the front with open porch and exterior lighting.

REAR GARDEN :

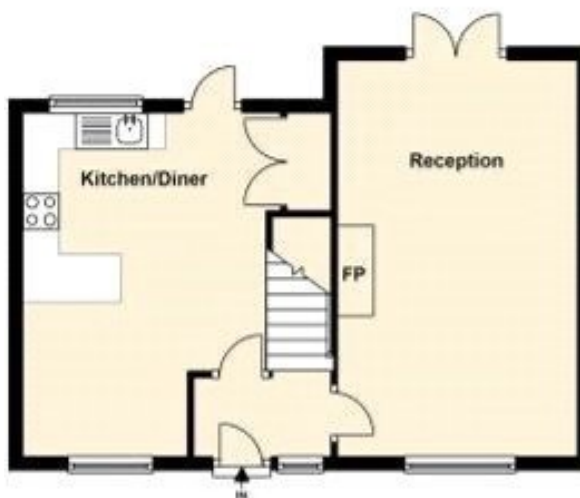
The property features an attractive rear garden extending to approximately 50'. Commences with a large paved terrace with exterior lighting and external water tap with the remainder of the garden laid to lawn. To the rear there is a further paved area with large timber garden shed with pitched roof.

AGENTS NOTE :

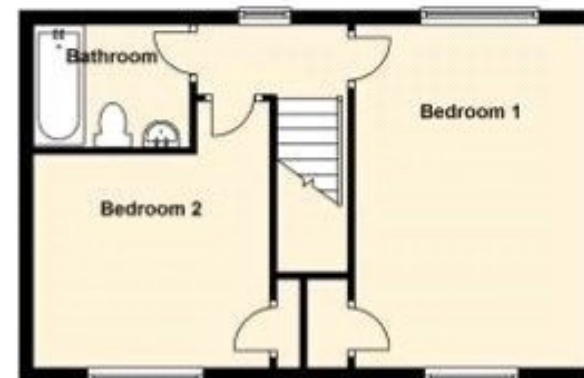
Section 21: In accordance with section 21 of the estate agents act 1979 we are obliged to inform all interested parties that the vendor of this property is an associate of the director of Balgores Hayes.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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If this property is being sold via Auction, please note that in addition to the purchase price there is a buyer's administration fee of £900 incl VAT and there may also be additional non-optional fixed or variable fees and costs. To establish the full cost of purchasing a property please inspect the legal documentation and in particular the special conditions.