

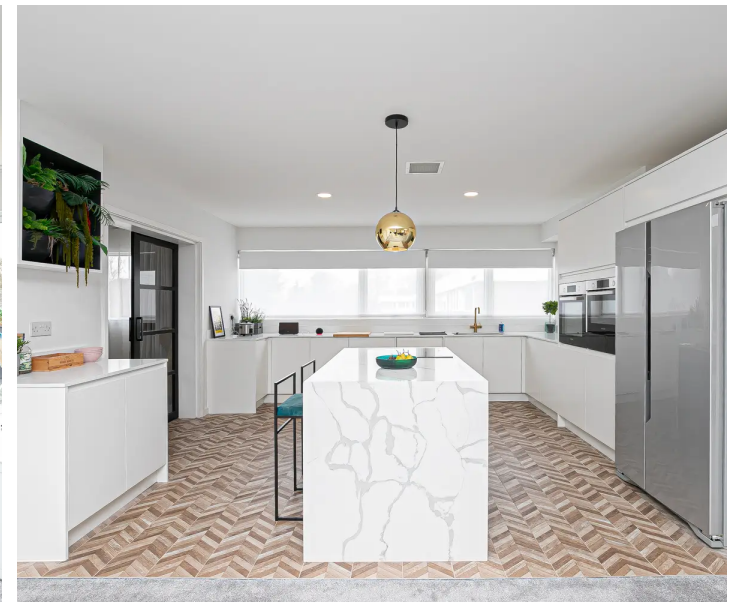
# 13 Fairlawns Tidys Lane

Epping, Epping

Council Tax band: F

Tenure: Leasehold

- FIRST FLOOR APARTMENT
- IN EXCESS OF 2300 SQFT
- FULLY REFURBISHED THROUGHOUT
- GARAGE EN-BLOC
- BALCONY OVER LOOKING STONARDS PARK
- SHORT WALK TO HIGH STREET



Hammond  
& Smith

### Entrance Hall

Spacious entrance with storage

### Bathroom

Modern three piece suite with large storage cupboards

### Lounge

20' 1" x 30' 6" (6.12m x 9.3m)

### kitchen

12' 8" x 14' 10" (3.86m x 4.52m)

### Dining Room

12' 8" x 14' 11" (3.86m x 4.55m)

### Bedroom One

16' 6" x 15' 0" (5.03m x 4.57m)

### Walk-in Wardrobe

### En-suite Shower Room

### Bedroom Two

14' 8" x 14' 11" (4.47m x 4.55m)

### Bedroom Three

12' 8" x 14' 11" (3.86m x 4.55m)

### En-suite Shower Room

### Utility Area

Utility Area with bar.

### Bedroom Four





## First Floor



Total area: approx. 218.8 sq. metres (2355.4 sq. feet)

Floorplans are provided for guidance only. They are not to scale & must not form any part of a legal contract or be reproduced  
Plan produced using PlanUp.