

40 The Orchards

Epping, Epping

Tenure: Freehold

- OFF ROAD PARKING AND GARAGE
- POTENTIAL TO EXTEND
- TWO DOUBLE BEDROOMS
- QUIET CUL-DE-SAC
- FANTASTIC WALKS ACROSS ESSEX WAY
- SHORT WALK TO STATION
- FANTASTIC VIEWS TO REAR
- GREAT SIZE GARDEN



Arriving home here is a real delight. Sitting within a quiet cul-de-sac and with a sizeable driveway for you and your guests, this home has plenty of kerb appeal. Once inside, a collection of well-designed rooms with a cool neutral palette provide space, light, functionality and more. Leading off from the spacious entrance are two double bedrooms, a bathroom with separate WC, along with the kitchen and living room. Looking for a third bedroom? The dining room could easily be re-utilised. And should you desire, this home also offers plenty of scope for a rear extension (STP), creating an impressive open plan living space.

Outside the great sized garden is truly serene with fantastic views as far as the eye can see. With both a lawn and patio area there's plenty of space to invite friends and family over to enjoy outdoor dining with your favourite beverage in hand. What's more, from here you also have handy rear access to the garage, the perfect spot for storage or for fixing and tinkering.**Entrance Hall**

Living Room

12' 1" x 14' 11" (3.68m x 4.54m)

Dining Room

9' 1" x 8' 7" (2.78m x 2.62m)

Kitchen

11' 12" x 8' 9" (3.65m x 2.66m)

Bedroom One

11' 12" x 13' 9" (3.65m x 4.18m)

Bedroom Two

11' 6" x 10' 7" (3.5m x 3.22m)

Bathroom

4' 8" x 5' 7" (1.42m x 1.71m)

Wc

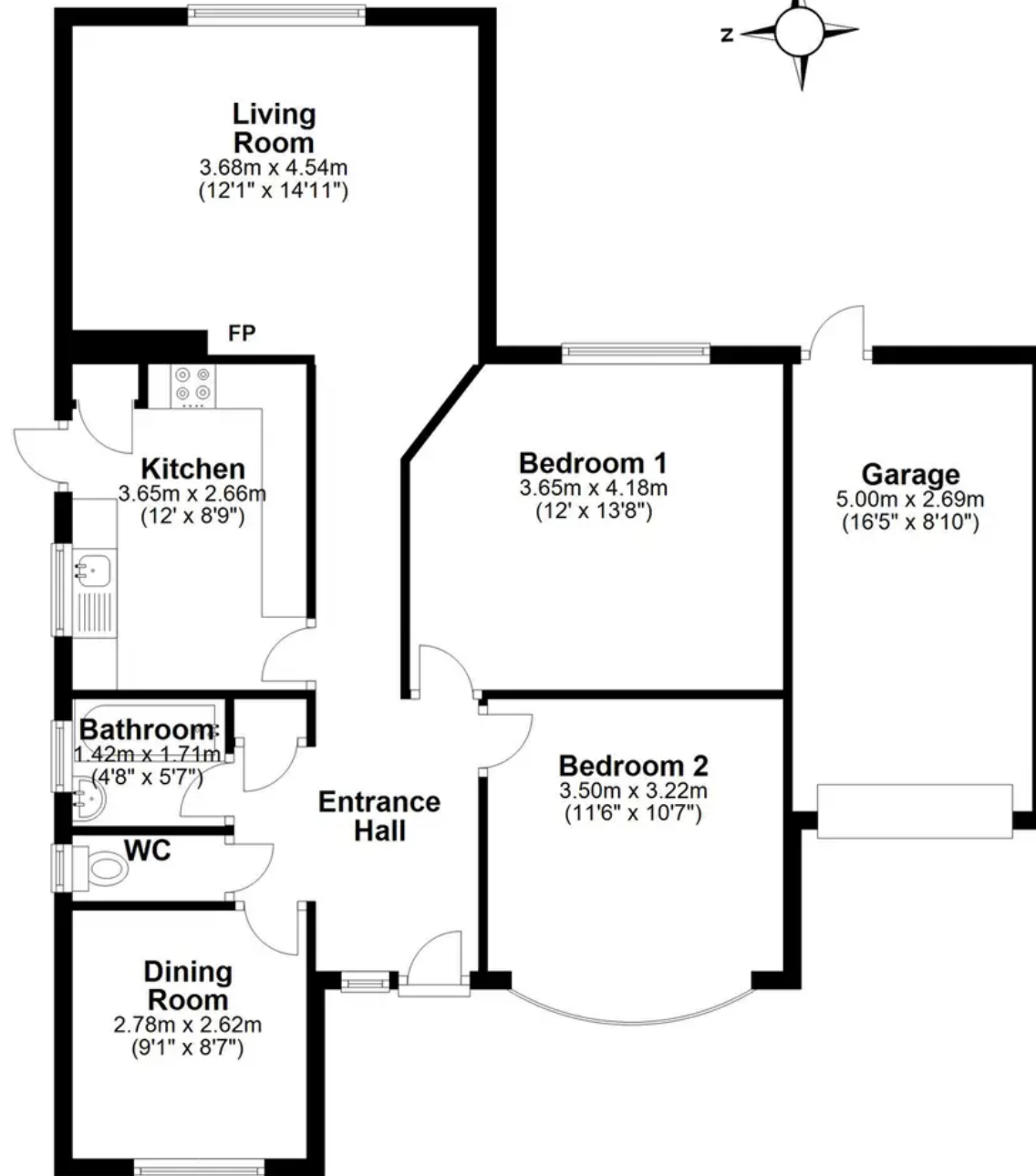
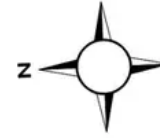
1' 8" x 5' 7" (0.5m x 1.71m)





Ground Floor

Approx. 90.8 sq. metres (977.7 sq. feet)



Total area: approx. 90.8 sq. metres (977.7 sq. feet)