

# 38 Kendal Avenue

Epping, Essex

Guide Price £900,000

Tenure: Freehold

- HIGHLY SOUGHT AFTER LOCATION
- OFF ROAD PARKING & LARGE GARAGE
- SHORT WALK TO EPPING STATION
- POTENTIAL TO EXTEND
- CLOSE TO EPPING HIGH STREET
- FOUR BEDROOM DETACHED FAMILY HOME
- GAS CENTRAL HEATING
- UTILITY ROOM





**Entrance Hall**

**Living Room**

16' 9" x 13' 0" (5.11m x 3.95m)

**Dining Room**

13' 0" x 9' 10" (3.95m x 3.00m)

**Kitchen/ breakfast Room**

13' 0" x 9' 10" (3.95m x 3.00m)

**Utility Room**

11' 8" x 6' 3" (3.55m x 1.90m)

**Wc**

**First Floor**

**Bedroom**

13' 7" x 13' 0" (4.13m x 3.95m)

**Bedroom**

13' 0" x 13' 0" (3.95m x 3.95m)

**Bedroom**

13' 0" x 10' 4" (3.95m x 3.15m)

**Bedroom**

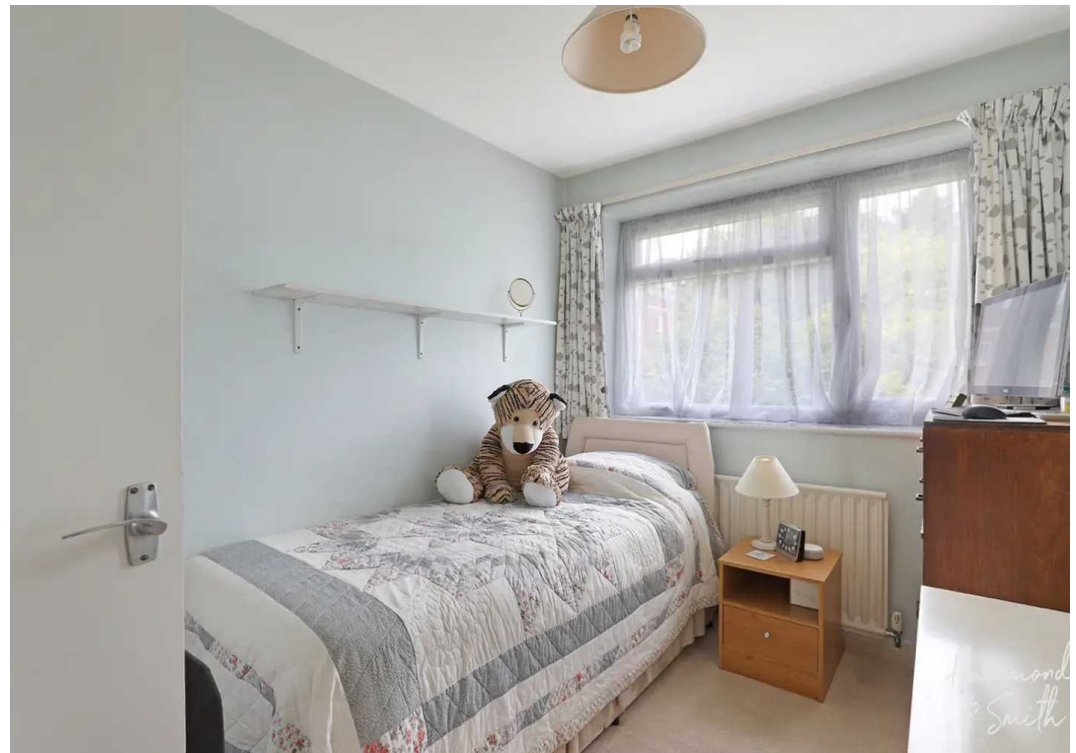
10' 3" x 7' 7" (3.12m x 2.32m)

**Bathroom**

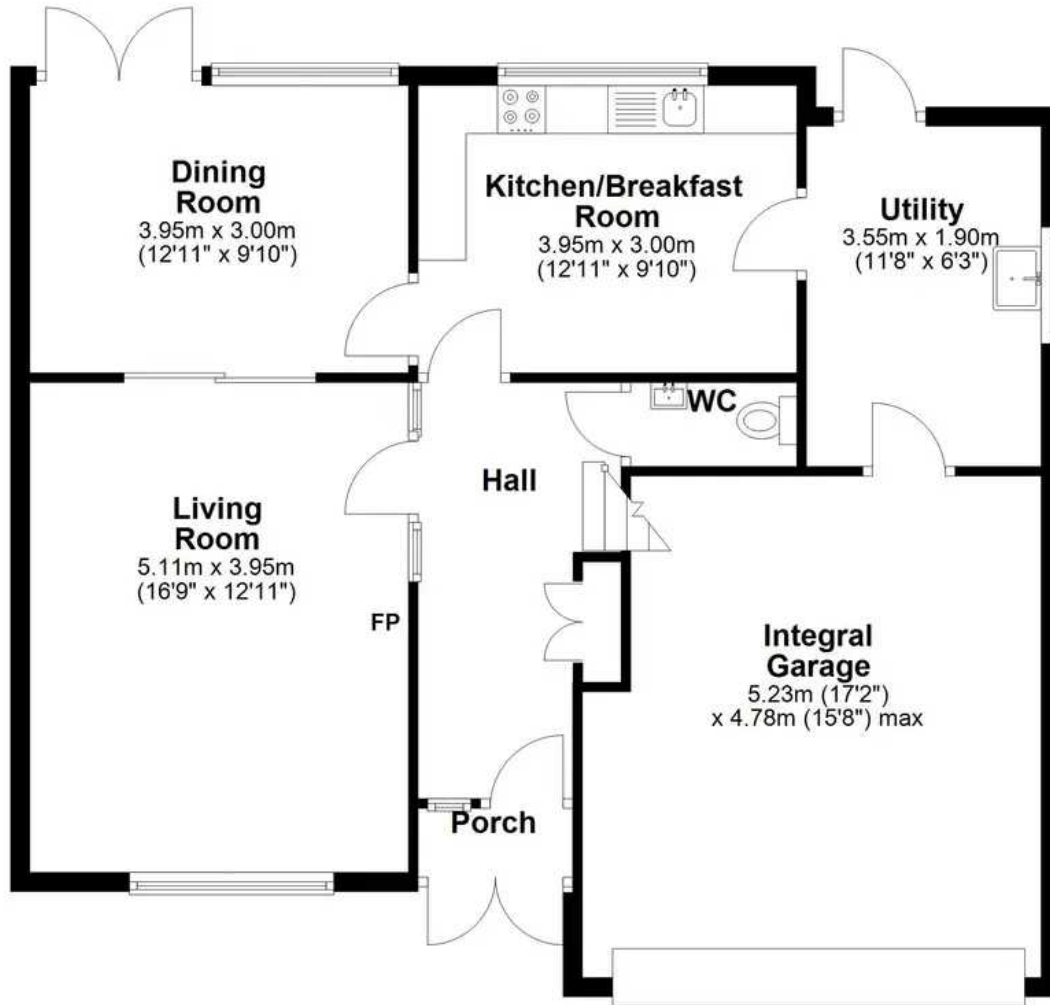
7' 10" x 7' 10" (2.40m x 2.40m)



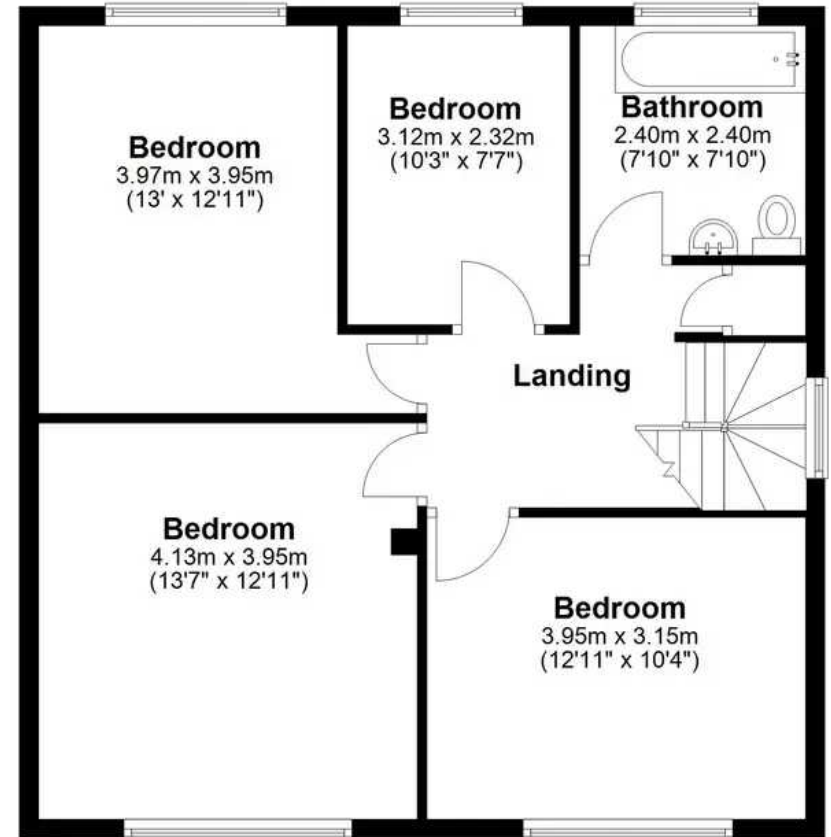




**Ground Floor**  
Approx. 90.7 sq. metres (975.8 sq. feet)



**First Floor**  
Approx. 66.3 sq. metres (713.8 sq. feet)



Total area: approx. 157.0 sq. metres (1689.7 sq. feet)