

# 8 Kendal Avenue

Epping, Epping

Guide Price £1,350,000

Council Tax band: G

Tenure: Freehold

- IMPRESSIVE DETACHED EDWARDIAN HOME
- SHORT WALK TO HIGH STREET AND SHOPS
- SPACIOUS DRIVEWAY WITH DOUBLE GARAGE
- HIGHLY DESIRABLE LOCATION
- FOUR SPACIOUS BEDROOMS
- SPACIOUS FAMILY HOME
- POTENTIAL TO EXTEND





**Entrance Hall**

14' 3" x 9' 8" (4.35m x 2.95m)

**Boot Room**

3' 10" x 7' 9" (1.17m x 2.35m)

**Cloakroom**

2' 10" x 4' 7" (0.87m x 1.40m)

**Lounge**

17' 3" x 13' 9" (5.25m x 4.19m)

**Dining Room**

14' 10" x 18' 4" (4.52m x 5.59m)

**Kitchen Area**

10' 2" x 11' 3" (3.11m x 3.42m)

**Breakfast Room**

15' 10" x 8' 8" (4.82m x 2.63m)

**Study**

5' 7" x 9' 0" (1.70m x 2.74m)

**Utility Room**

7' 6" x 6' 9" (2.29m x 2.06m)

**First Floor Landing**

10' 10" x 9' 8" (3.31m x 2.95m)

**Master Bedroom**

12' 1" x 18' 10" (3.68m x 5.73m)

**En-suite Bathroom**

11' 4" x 11' 2" (3.46m x 3.40m)

**Bedroom Two**

10' 11" x 14' 6" (3.33m x 4.41m)

**Bedroom Three**

12' 2" x 9' 4" (3.71m x 2.84m)

**Bathroom**

10' 9" x 5' 6" (3.28m x 1.67m)







*Hanno & Smith*



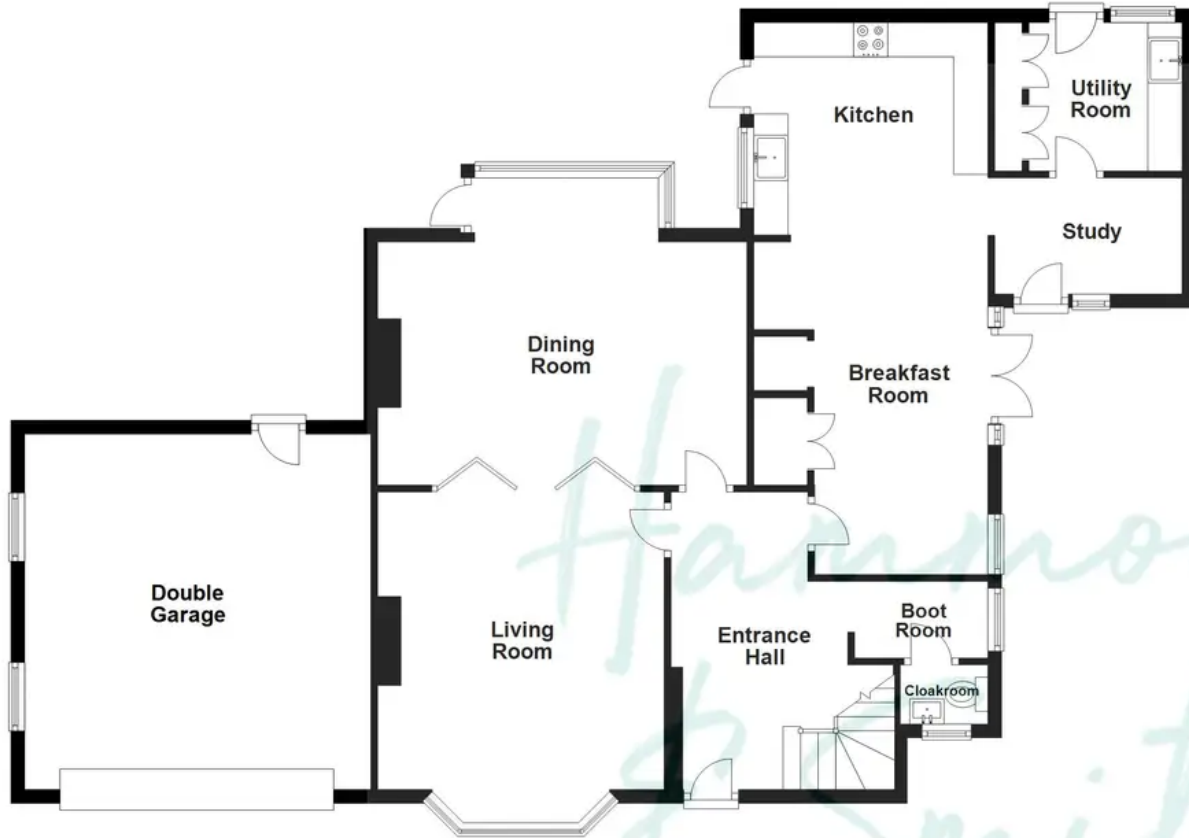
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**Ground Floor**



**First Floor**



**Second Floor**

