

Mc Nair Kendal Avenue

Epping, Essex

Guide Price £1,500,000

Council Tax band: G

Tenure: Freehold

- THREE BEDROOM, THREE BATHROOM DETACHED FAMILY HOME
- DETACHED ONE BEDROOM ANNEXE
- AMPLE OFF ROAD PARKING
- PRIME EPPING LOCATION
- CLOSE TO EPPING STATION
- SHORT WALK TO HIGH STREET
- HOME OFFICE
- LANDSCAPED REAR GARDEN
- HIGH END MOD CONS THROUGHOUT



Entrance Hall

Lounge

19' 2" x 12' 1" (5.83m x 3.68m)

Study

10' 10" x 12' 1" (3.31m x 3.68m)

Kitchen/ Dining Room

20' 3" x 18' 6" (6.17m x 5.65m)

Utility Room

Wc

First Floor

Primary Bedroom

13' 9" x 20' 0" (4.20m x 6.09m)

Dressing Room

10' 10" x 8' 1" (3.30m x 2.46m)

En-suite Shower Room

En-suite Shower Room

Bedroom

10' 10" x 16' 0" (3.30m x 4.87m)

Bathroom

Annexe Lounge

17' 3" x 18' 3" (5.27m x 5.55m)

Annexe Kitchen

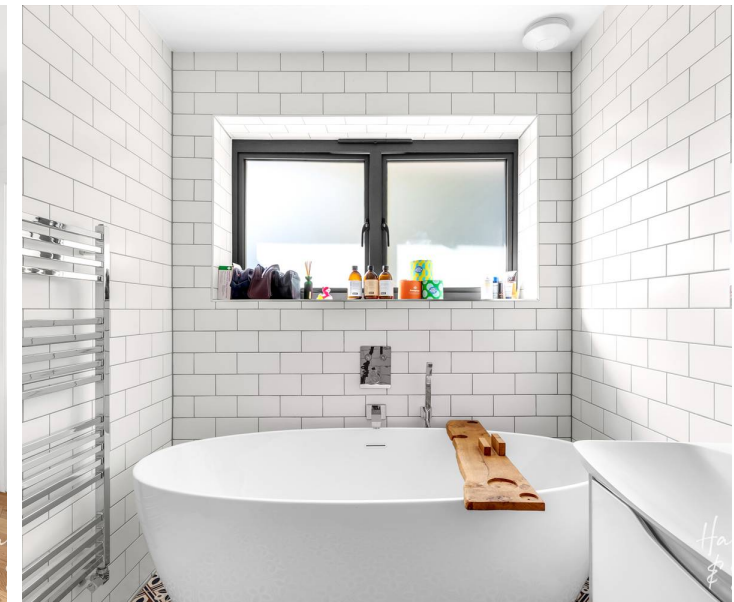
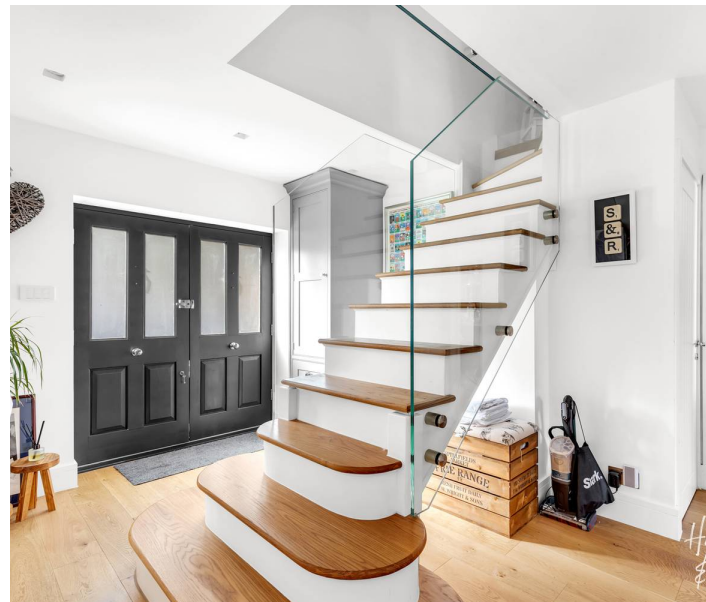
7' 5" x 12' 4" (2.26m x 3.76m)

Annexe Bathroom

Annexe Bedroom

17' 3" x 15' 1" (5.27m x 4.60m)

Annexe Wc





Hammond
& Smith



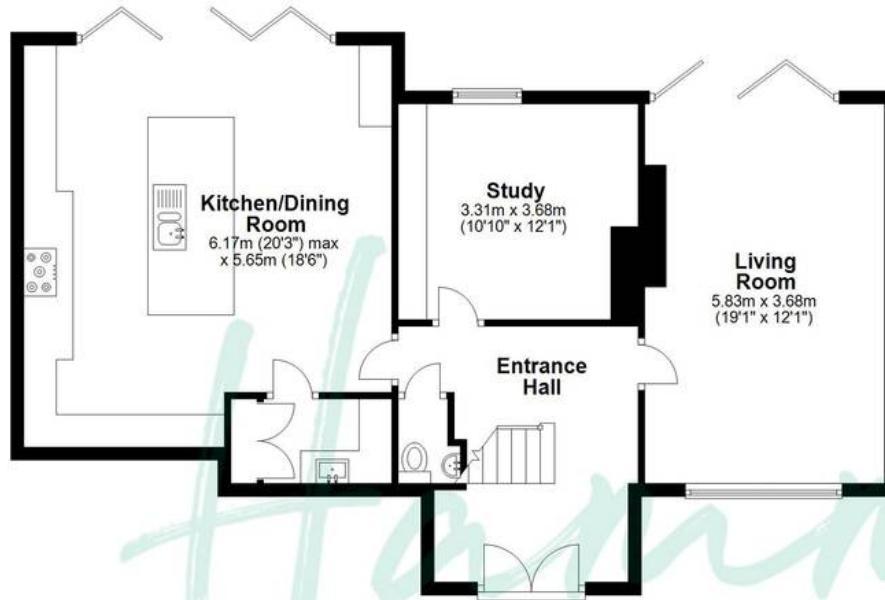
Hammond
& Smith



Hammond
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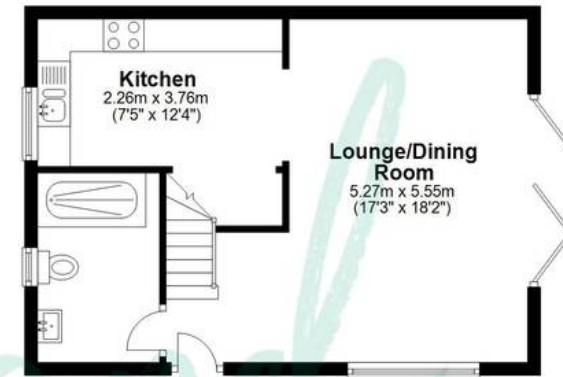
Ground Floor

Approx. 84.8 sq. metres (912.9 sq. feet)



Annexe Ground Floor

Approx. 39.6 sq. metres (426.6 sq. feet)



First Floor

Approx. 82.1 sq. metres (883.2 sq. feet)



Annexe First Floor

Approx. 21.3 sq. metres (229.5 sq. feet)



Total area: approx. 227.8 sq. metres (2452.1 sq. feet)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.