## Mc Nair Kendal Avenue

Epping, Essex

Guide Price £1,450,000

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** 

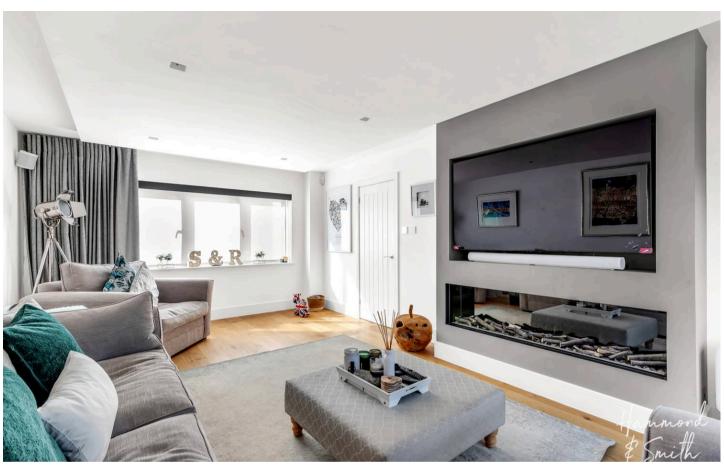
7' 5" x 12' 4" (2.26m x 3.76m)

**Annexe Bathroom** 

**Annexe Bedroom** 

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

**Annexe Wc** 















## **Ground Floor** Approx. 84.8 sq. metres (912.9 sq. feet) **Annexe Ground Floor** Approx. 39.6 sq. metres (426.6 sq. feet) Study 3.31m x 3.68m (10'10" x 12'1") Kitchen/Dining Kitchen Room 6.17m (20'3") max x 5.65m (18'6") 2.26m x 3.76m (7'5" x 12'4") Living Lounge/Dining Room 5.27m x 5.55m (17"3" x 18"2") Room 5.83m x 3.68m (19'1" x 12'1") Entrance Hall First Floor Approx. 82.1 sq. metres (883.2 sq. feet) Annexe First Floor Approx. 21.3 sq. metres (229.5 sq. feet) Bedroom 4.20m x 6.09m (13'9" x 20') Dressing Bedroom Room 3.30m x 2.46m (10'10" x 8'1") 3.30m x 4.87m (10'10" x 16') Bedroom 5.27m x 4.60m (17'3" x 15'1") Bedroom 2.80m x 3.92m (9'2" x 12'10")

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.