

# 41 Rayfield

Epping, Essex

Council Tax band: D

Tenure: Freehold

- Four / Five Bedroom Family Home
- Walking Distance to Epping High Street and Station
- Front Driveway
- Open-Plan Living
- Downstairs Shower Room / WC
- Additional Ground Floor Family Room
- Private Rear Garden with Side Access
- Primary Bedroom with Walk-In Dressing Room





**Entrance Hall**

16' 2" x 6' 4" (4.94m x 1.93m)

**Shower Room & WC**

7' 3" x 4' 6" (2.20m x 1.38m)

**Family / Living Room**

16' 11" x 11' 4" (5.16m x 3.45m)

**Kitchen/Diner/Lounge**

30' 10" x 15' 2" (9.41m x 4.63m)

**Utility Room**

11' 3" x 7' 11" (3.44m x 2.41m)

**Bedroom Five/Office**

16' 0" x 14' 2" (4.87m x 4.32m)

**First Floor****Primary Bedroom**

14' 8" x 13' 1" (4.48m x 3.99m)

**Dressing Room**

7' 11" x 6' 2" (2.41m x 1.89m)

**Bedroom 2**

12' 2" x 10' 9" (3.72m x 3.28m)

**Bedroom 3**

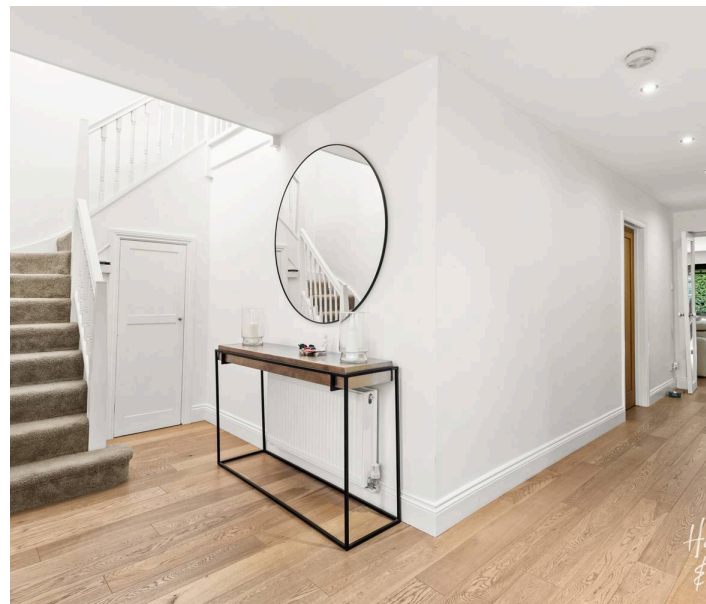
12' 2" x 7' 1" (3.71m x 2.16m)

**Bedroom 4**

12' 2" x 6' 8" (3.72m x 2.02m)

**Family Bathroom**

10' 11" x 7' 0" (3.34m x 2.14m)









**Ground Floor** Building 1

**Approximate total area<sup>(1)</sup>**

1924.87 ft<sup>2</sup>

178.83 m<sup>2</sup>



**Floor 1** Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**