

The Laurels Kendal Avenue

Epping, Essex

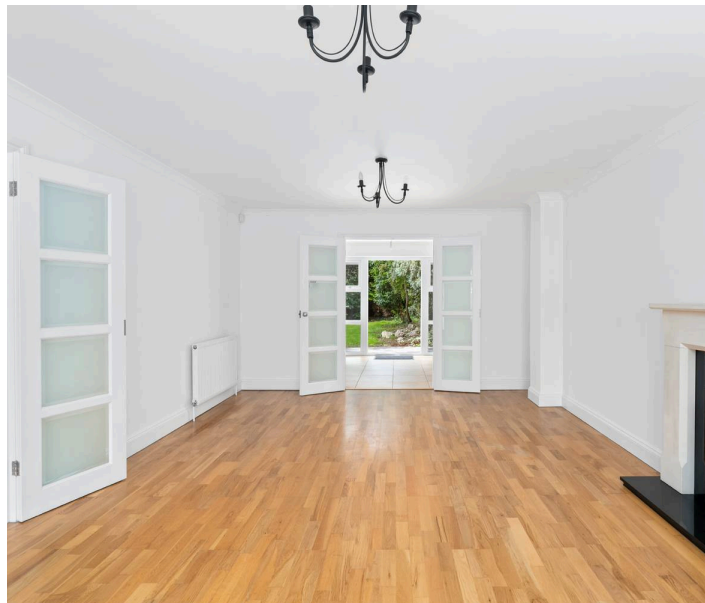
Guide Price £1,295,000

Welcome to The Laurels, nestled along Epping's prestigious Kendal Avenue moments from both the station and high street, this is a top-notch home and location.

Council Tax band: G

Tenure: Freehold

- Spacious five bedroom home
- Prestigious location
- Driveway and Double Garage
- Open plan Kitchen / Diner
- Ensuite Shower room & Dressing room
- Short walk to Epping station and high street
- Chain free
- Potential to extend



Entrance hall

Living Room

19' 11" x 12' 9" (6.06m x 3.89m)

Kitchen

15' 2" x 12' 11" (4.62m x 3.94m)

Dining Room

9' 8" x 12' 7" (2.95m x 3.84m)

Study

8' 0" x 7' 4" (2.43m x 2.24m)

WC

2' 9" x 7' 4" (0.84m x 2.24m)

Orangery

13' 0" x 14' 10" (3.96m x 4.52m)

Double Garage

17' 11" x 15' 6" (5.46m x 4.72m)

Landing

Bedroom

12' 0" x 14' 10" (3.66m x 4.52m)

Ensuite shower room

5' 8" x 7' 9" (1.73m x 2.36m)

Bedroom

11' 10" x 14' 2" (3.61m x 4.31m)

Bedroom

11' 10" x 11' 9" (3.61m x 3.59m)

Bedroom

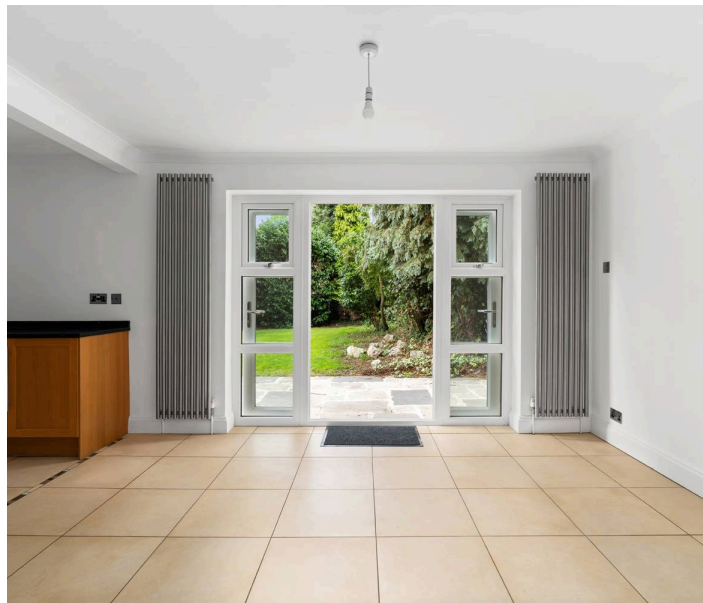
8' 0" x 14' 2" (2.44m x 4.31m)

Bedroom

8' 10" x 11' 8" (2.69m x 3.56m)

Bathroom

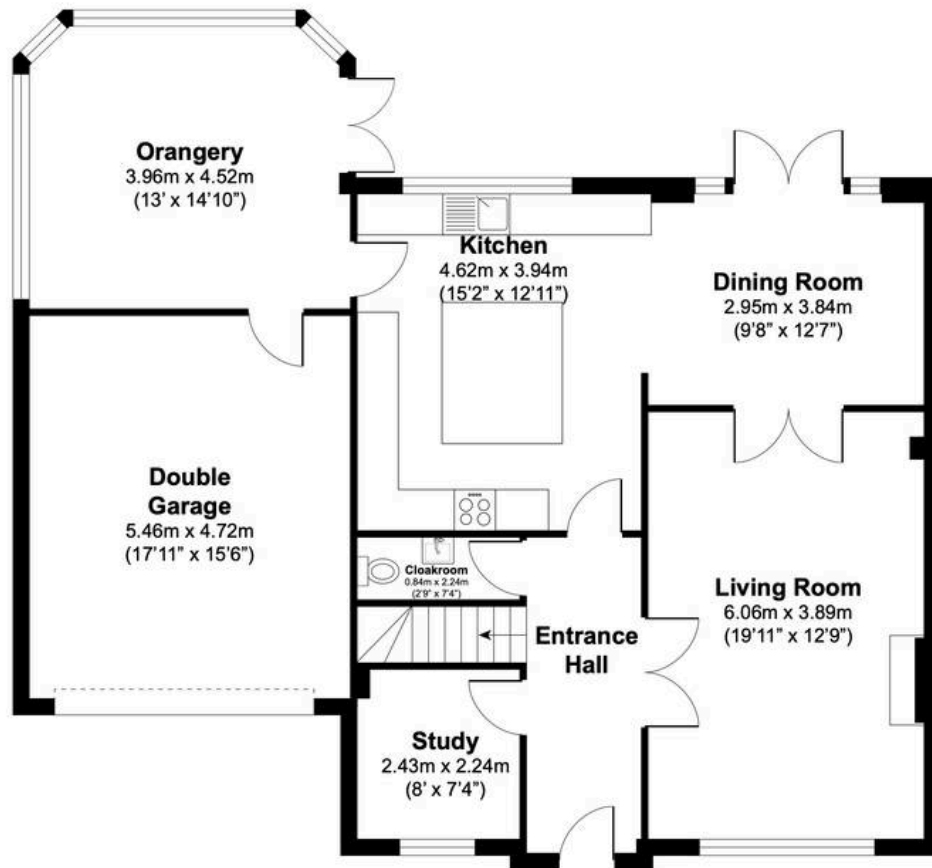
8' 10" x 7' 11" (2.70m x 2.41m)





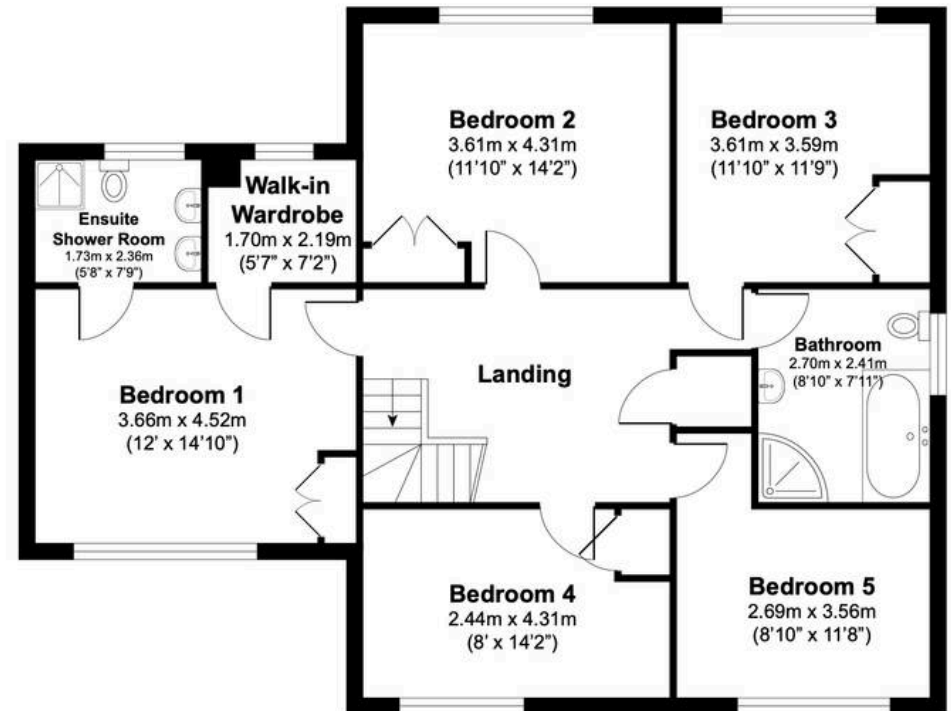
Ground Floor

Approx. 89.9 sq. metres (967.8 sq. feet)



First Floor

Approx. 100.4 sq. metres (1080.5 sq. feet)



Total area (including garage): approximately 215 sq. metres (2314.1 sq. feet)

Main property area: approximately 190.3 sq. metres (2048.3 sq. feet)

Garages: approximately 24.7 sq. metres (265.8 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.