

# 11 Nicholl Road

Epping, Epping

Council Tax band: TBD

Tenure: Freehold

- CLOSE PROXIMITY TO EPPING TUBE STATION
- HIGHLY SOUGHT AFTER LOCATION
- OFF ROAD PARKING & GARAGE
- MODERN BATHROOM
- KITCHEN/ DINER
- DOWNSTAIRS STUDY/ PLAYROOM
- SHORT WALK TO HIGH STREET





**Hallway**

11' 10" x 6' 3" (3.60m x 1.90m)

**Lounge**

13' 9" x 12' 0" (4.19m x 3.66m)

**Kitchen/ Diner**

13' 2" x 19' 5" (4.01m x 5.91m)

**Down stairs Shower Room**

7' 7" x 3' 8" (2.30m x 1.12m)

shower room and wc

**Study/ Play Room**

10' 8" x 7' 11" (3.25m x 2.41m)

**Bedroom One**

13' 10" x 12' 0" (4.21m x 3.66m)

Built in wardrobes

**Bedroom Two**

12' 2" x 11' 1" (3.72m x 3.37m)

**Bedroom Three**

8' 10" x 7' 1" (2.68m x 2.17m)

**Bathroom**

8' 1" x 8' 0" (2.47m x 2.44m)

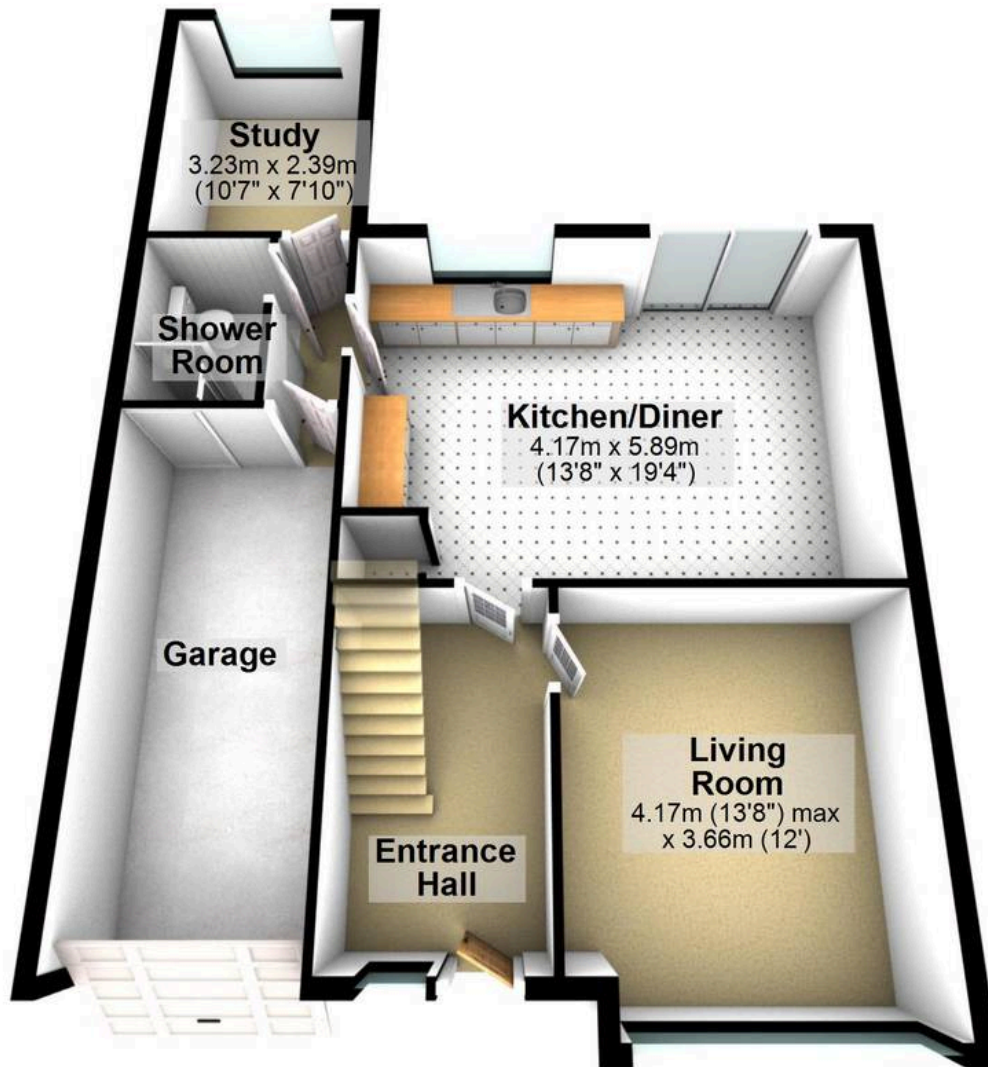








## Ground Floor



## First Floor

