

High Road, CM16

PAUL BERG

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Guide Price £850,000 - £900,000

Freehold

Presented for the first time in over three decades, this three-bedroom residence, situated on the High Road in Epping, offers a unique opportunity for prospective buyers to transform it into their dream home.

Upon entering the property's grounds, a spacious and low-maintenance front garden welcomes you. Inside, a generous hallway leads to three reception rooms, a WC, and a recently upgraded kitchen with integrated appliances. The landscaped garden features a detached garage and off-street parking at the rear of the property.

The upper level comprises three double bedrooms, including a master bedroom with an ensuite bathroom and dressing room, a sizable shower room, and ample eaves storage.

Ideally positioned on the periphery of Epping Forest and a brief stroll from Epping High Street, replete with shops, cafes, restaurants, and the convenience of Epping Underground Station for effortless commutes to the city and beyond.

This is an exceptional opportunity to acquire a family home with immense potential.

Reach out to schedule a viewing and seize this remarkable chance!



Tel: 07951 529 224

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FLOOR SPACE DOES NOT INCLUDE GARAGE OR EAVES STORAGE
 TOTAL FLOOR AREA: 1847 sq.ft. (171.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax: Band F
 £3,084.96 per annum

Local Authority:
 Epping Forest

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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