





Property Description

Connells Legrave present an IMMACULATE three bedroom semi detached property located in the sought after Sundon Park area of Legrave. Epping Way briefly comprises an entrance hall, open plan lounge/diner, kitchen area. The upper floor contains three bedrooms and family bathroom suite. Externally the property benefits from off street parking to the front, with a garage and utility area adjacent adding extension potential STPP. The rear garden is private and enclosed comprising of a mix of patio, decking and laid to lawn areas.

Ideally positioned in Sundon Park, the property is within easy reach of shops, bus routes, and local amenities. Families will appreciate proximity to Cheynes Primary and Lealands Secondary schools. For commuters, Legrave mainline station is just 1.2 miles away, offering fast, direct services into London. There are also scenic hiking routes & forest in short walking distance.

Entrance Hall

Double glazed door and window to front aspect. Radiator.

Lounge Area

13' 5" x 12' 2" (4.09m x 3.71m)
Double glazed window to front aspect.
Television point. Radiator.

Dining Room Area

8' 9" x 8' 9" (2.67m x 2.67m)
Double glazed patio doors to rear aspect.
Radiator.

Kitchen

10' 9" x 8' 7" (3.28m x 2.62m)
Double window to rear aspect. Double glazed door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Induction hob with oven. Space for a fridge/freezer. Plumbing for a washing machine and dishwasher.

First Floor Landing

Double glazed window to side aspect. Loft hatch.

Bedroom One

11' 2" x 11' 9" (3.40m x 3.58m)
Double glazed window to front aspect. Radiator.

Bedroom Two

12' 9" x 9' 11" (3.89m x 3.02m)
Double glazed window to rear aspect. Radiator.

Bedroom Three

8' 11" x 8' 2" (2.72m x 2.49m)
Double glazed windows to front and side aspects. Radiator.

Bathroom

Double glazed windows to rear and side aspects. Suite comprising bath with power shower, wash hand basin and low level wc. Part tiled. Radiator.

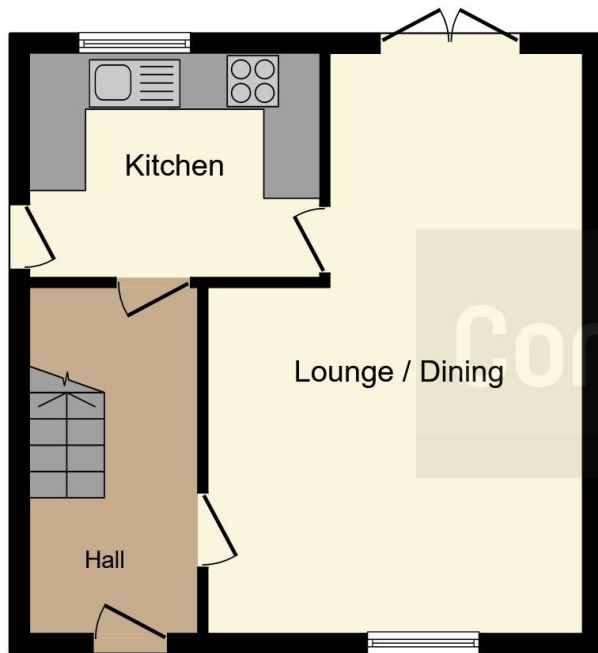
Rear Garden

Large rear garden laid to lawn with a decking area. Electric outdoor heater.

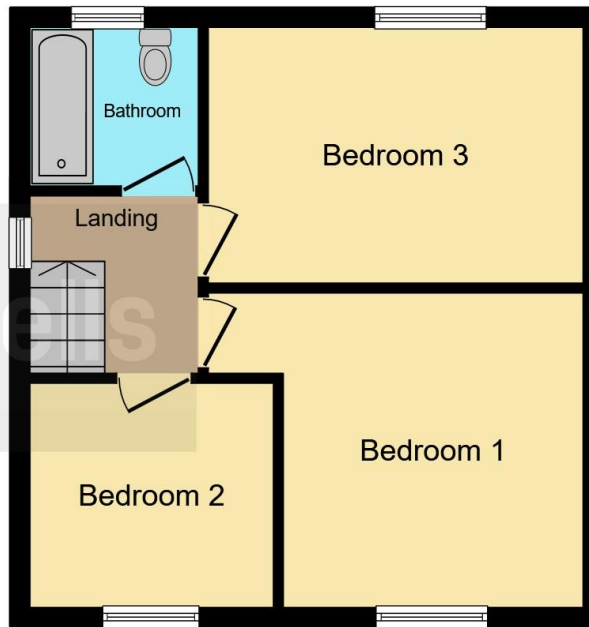
Garage

Single garage with up and over door.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/LGR311937



Tenure: Freehold



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