



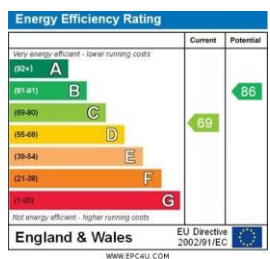
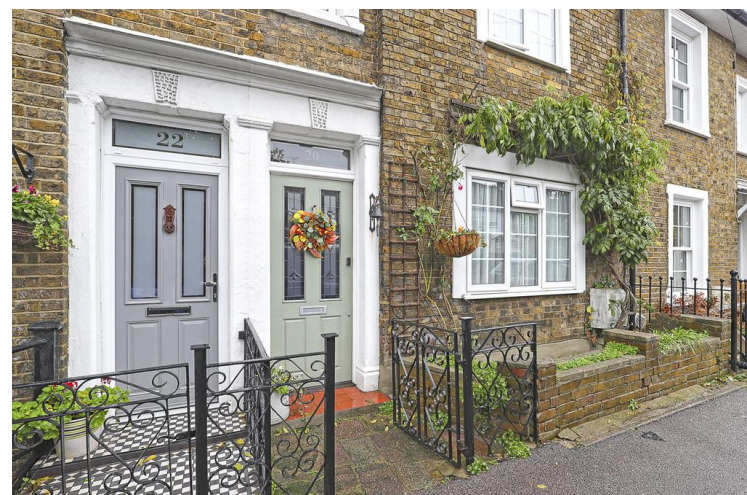
FREE MARKET APPRAISAL

We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS
ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



**20 Hemnall Street
Epping, CM16 4LR
£525,000**

5a Simon Campion Court, 232-234 High Street, Epping, Essex, CM16 4AU
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The Property Ombudsman, noel | propertymark, arla | propertymark

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



- Middle Terrace House
- Victorian Character
- 2 Bedrooms plus Nursery/Study

- Gas Central Heating
- Part Double Glazing
- Residents Parking Zone

A really charming Victorian terrace house standing in the heart of the town and beautifully-placed for a short walk to the High Street with its vibrant range of cafes and shops or the Central Line Station. The house offers 2 double bedrooms with a 3rd smaller room ideal for a nursery or, as is so often now required, a home study. The house, which was re-roofed in recent years, stands in a Residents' Parking Permit zone.

GROUND FLOOR

ENTRANCE HALL

LIVING & DINING ROOM

23' 5" x 11' 8" max (7.14m x 3.56m)

KITCHEN

9' 11" x 7' 8" (3.02m x 2.34m)

UTILITY AREA

7' 2" x 6' 0" (2.18m x 1.83m)

BATHROOM & WC

7' 8" x 5' 6" (2.34m x 1.68m)

FIRST FLOOR

LANDING

BEDROOM 1

12' 1" x 9' 11" (3.68m x 3.02m)

BEDROOM 2

11' x 9' 7" (3.35m x 2.92m)

BEDROOM 3 / STUDY / NURSERY

8' 3" x 4' 11" (2.51m x 1.5m)

EXTERIOR

To the rear is a courtyard garden with a handgate opening at the rear.

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'C'.

SCHOOL PRIORITY / CATCHMENT AREA

The property stands in the Priority Admissions Area for Epping Primary School & Epping St John's Church of England School.

TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).



Viewing is available strictly by appointment with Stevenette and Company LLP 01992 563090

