

GROUND FLOOR



FIRST FLOOR



Gross Internal Floor Area:
 Approximately 925 sq.ft. / 86 sq.m.
 Floorplan drawn by Stevenette & Company LLP



FREE MARKET APPRAISAL

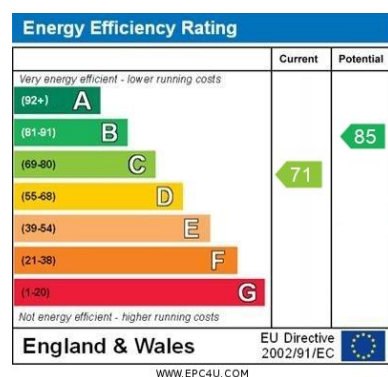
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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.



50 Rayfield
 Epping, CM16 5AD
 £525,000

5a Simon Champion Court, 232-234 High Street, Epping, Essex, CM16 4AU
 Tel: 01992 563090
 Email: enquiries@stevenette.com

@StevenetteandCoLLP

@StevenetteandCo



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.



- Mid-Terraced House
- 3 Bedrooms
- Off-Street Parking

- Close to High Street
- Gas Central Heating
- uPVC Double Glazing

Standing within a short distance of Epping High Street's many shops, cafés and amenities as well as its Underground Station, this middle- terraced house has been well-maintained and offers well-proportioned family accommodation including 3 good bedrooms, a pleasant rear garden and off-street parking. Further features include gas central heating and uPVC double glazed windows.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

14' 10" x 10' 10" (4.52m x 3.3m)

DINING ROOM / KITCHEN

17' 03" x 10' 04" (5.26m x 3.15m)

FIRST FLOOR

LANDING

BEDROOM 1

10' 06" x 10' 05" (3.2m x 3.18m)

BEDROOM 2

12' 10" x 8' 09" (3.91m x 2.67m)

BEDROOM 3

8' 04" x 8' 03" (2.54m x 2.51m)

BATHROOM

5' 06" x 5' 04" (1.68m x 1.63m)

SEPERATE WC

EXTERIOR

To the front of the property is a good block-set area providing parking for at least two vehicles.

To the rear of the property is a paved patio area and lawn with established shrub borders and beds. Within the garden is a shed of timber construction and a brick-built store. A gate opens to a covered passageway shared with the neighbour and leading to the front of the property.

COUNCIL TAX

Council Tax is payable to Epping Forest District Council - Council Tax band 'D'.

BROADBAND

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

SERVICES

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

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).

The property is currently occupied on an Assured Shorthold Tenancy due to expire 1st December 2024.

SCHOOL PRIORITY / CATCHMENT AREA

The property stands in the Priority Admissions Area for Epping Upland CofE School and Epping St John's Senior School.

AGENT'S NOTE

The internal photographs were taken before the current tenancy began.



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

