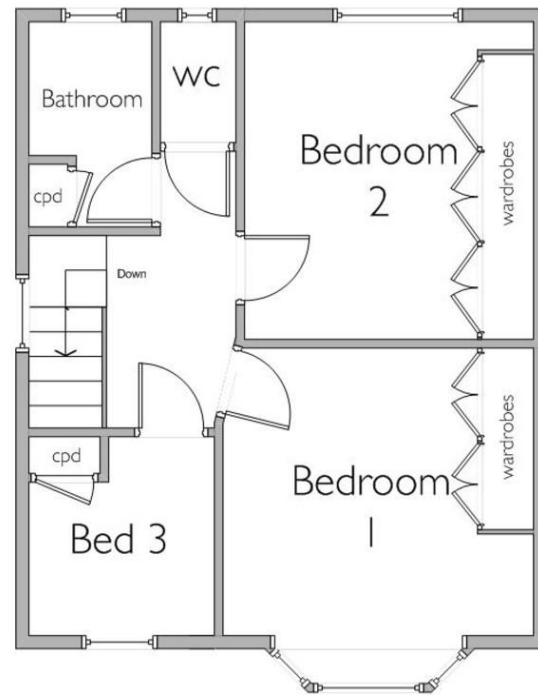


GROUND FLOOR



FIRST FLOOR



Gross Internal Floor Area:
Approximately 955 sq.ft. / 89 sq.m.



FREE MARKET APPRAISAL

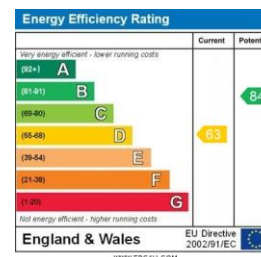
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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.



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

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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.



43 Hemnall Street
Epping, CM16 4LU
£640,000



EXTERIOR

The house stands behind a gravelled frontage that provides parking. A gated path leads to the side of the house.

The rear garden is laid to lawn with mature trees and shrubs and, at the rear of the garden is a:

GARAGE

7' 10" x 15' 6" (2.39m x 4.72m)

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.

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).

COUNCIL TAX

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

SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

The property stands in the Priority Admissions Area for Ivy Chimneys Primary School and Epping St John's Senior School.



- Semi-Detached House
- 3 Bedrooms
- Great Potential

- Double Glazing
- Gas Central Heating
- GARAGE to the Rear

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

A well proportioned and established bay-fronted house that is perfectly placed for walking to the Central Line station, the vibrant High Street where there's a great range of shops, cafes and other amenities and, in the opposite direction, Bell Common and the peace and quiet of the Forest itself. The house is a classic 'blank canvas' ready for a new owner to create their own perfect home through general updating and (subject to any necessary permissions) potential extension.

GROUND FLOOR

STORM PORCH

ENTRANCE HALL

LIVING ROOM

13' 8" (max) x 13' 4" (4.17m x 4.06m)
Measured into the bay and open to the:

DINING ROOM

12' 3" x 11' 1" (3.73m x 3.38m)

KITCHEN

9' 3" (min) x 8' 0" (2.82m x 2.44m)

FIRST FLOOR

LANDING

BEDROOM 1

13' 8" (max) x 11' 11" (4.17m x 3.63m)
Measured into the bay.

BEDROOM 2

12' 3" x 11' 0" (3.73m x 3.35m)

BEDROOM 3

8' 0" x 7' 3" (2.44m x 2.21m)

BATHROOM AND SEPARATE WC

