

FREE MARKET APPRAISAL

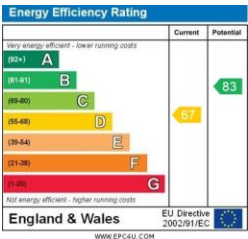
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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.



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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.



30 Severns Field
Epping, CM16 5AP
£600,000



- Detached House
- Three Bedrooms
- Attractive Rear Garden
- Driveway and Garage
- Gas Central Heating
- uPVC Double Glazing

Standing in a cul-de-sac location just minutes' from Epping High Street and within a very reasonable walking distance of Epping Station, this detached house provides well-proportioned family accommodation that offers an exciting opportunity for a buyer with interior design flair to make their mark! The house has been extended though offers further great potential for the creation of a home of the buyer's tastes through a programme of general modernisation. A Garage is complemented by good driveway parking and to the rear is a private and almost-west-facing garden.

GROUND FLOOR

PORCH

ENTRANCE HALL

LIVING ROOM

17' 2" x 11' 11" (5.23m x 3.63m)

DINING ROOM

12' 0" x 10' 0" (3.66m x 3.05m)

KITCHEN

14' 6" x 8' 4" max (4.42m x 2.54m)

WC

FIRST FLOOR

LANDING

BEDROOM 1

14' 0" x 9' 11" max (4.27m x 3.02m)

BEDROOM 2

10' 0" x 9' 10" max (3.05m x 3m)

BEDROOM 3

8' 11" x 7' 11" (2.72m x 2.41m)

BATHROOM & WC

8' 8" x 7' 10" (2.64m x 2.39m)

EXTERIOR

To the front of the property is an area of lawned garden with planted borders and to the side is a good length of driveway and car port providing access to the garage.

To the rear is a garden set out to a low-maintenance design of paved terrace enclosed by fencing with planted shrub, hedge and tree borders.

DETACHED GARAGE

SCHOOL CATCHMENT PRIORITY AREA

The property is in the priority catchment area for Epping Primary School and Epping St John's Secondary School.

BROADBAND

It is understood Fibre Optic Broadband is available in this location.

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).

SERVICES

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

COUNCIL TAX

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

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

