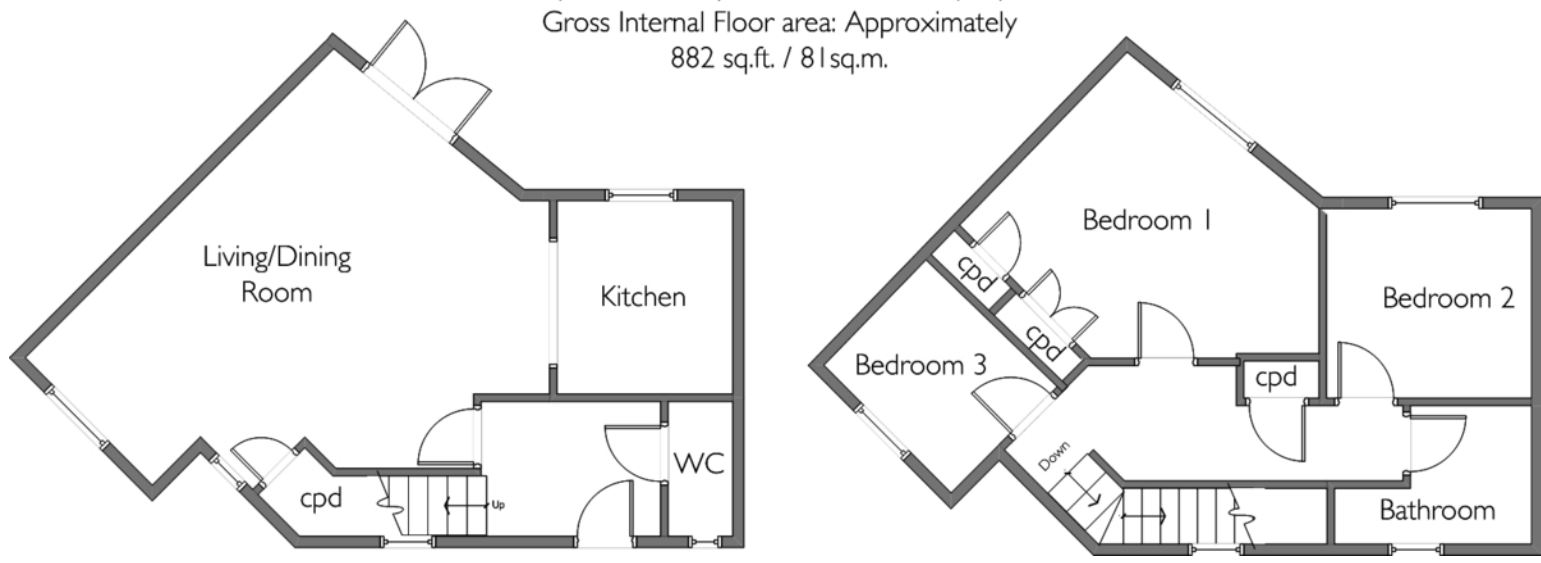


Floorplan Drawn by Stevenette & Company LLP
 Gross Internal Floor area: Approximately
 882 sq.ft. / 81 sq.m.



FREE MARKET APPRAISAL

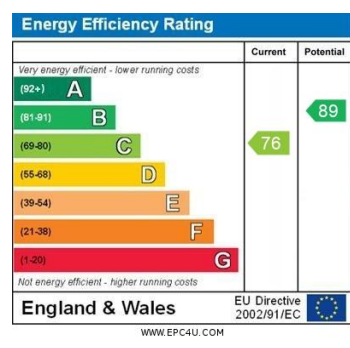
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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 Campion 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.



6 Blenheim Way
 North Weald, CM16 6FL
£450,000



- Semi-Detached House
- uPVC Double Glazing
- 3 Bedrooms
- Pleasant Rear Garden
- Car-Port & Parking
- Gas Central Heating

Offered with NO ONWARD CHAIN and standing on the edge of one of the village's most popular residential developments, this spacious 3-bedroom house is of a quirky and attractive design that provides 3 bedrooms with an open-plan ground floor arrangement. The house is link semi-detached and has the benefit of a CARPORT with further parking and a low-maintenance rear garden.

GROUND FLOOR

ENTRANCE HALL

LIVING & DINING ROOM

18' 11" avg x 12' 5" avg (5.77m x 3.78m)

KITCHEN

8' 10" x 8' 5" (2.69m x 2.57m)

CLOAKROOM/WC

FIRST FLOOR

LANDING

BEDROOM 1

9' 8" x 9' 7" (2.95m x 2.92m)

BEDROOM 2

10' 10" x 8' 6" (3.3m x 2.59m)

BEDROOM 3

8' 2" x 6' 9" (2.49m x 2.06m)

BATHROOM & WC

EXTERIOR

To the front of the property is an area of lawned garden with, to the side, a car port with double gates at its rear opening to a further parking space and the rear garden. Communal parking is also available. To the rear of the property is an area of decking and lawned garden enclosed by fencing.

TENURE

We understand the property to be freehold. The agent understands an estate charge is payable in respect of maintenance of communal grounds – Payable in two half-yearly instalments, the total charge for 2025 is £205.10.

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 'D'.

SCHOOL PRIORITY ADMISSIONS AREA

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

BROADBAND

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



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