



Church Lane, CM16 6HX
Epping





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Kings Group are delighted to present to the market on a Chain Free Basis, this TWO BEDROOM SEMI- DETACHED COTTAGE situated in the very popular location of North Weald Bassett, Church Lane.

In our opinion, the property would be an ideal purchase for a First Time Buyer looking to get onto the property ladder, or someone looking to downsize.

To the ground floor of this family home, you will be greeted by an entrance hall leading through to a spacious family lounge which is ideal for entertaining and relaxing, a separate dining room, a kitchen benefiting from a range of wall and base units, a family bathroom benefiting from a three piece suite, and a conservatory with a door leading to the rear garden.

To the first floor of the property you will find two well proportioned double bedrooms.

The property benefits from having a driveway for at least one car and a secluded rear garden which is mainly laid to lawn with a patio area which is ideal for entertaining. There is potential to extend subject to the usual planning restraints.

Church Lane is situated within close proximity to local shops and amenities as well as being in close proximity to sought after primary schools such as; St Andrew's CofE Primary School (0.61 Miles) and Secondary schools such as; Epping St Johns Church of England School (3 Miles)

The closest bus stop is on Park Close (0.17 Miles) There is ease of access to the M11/M25 (2.23 miles) The closest train station is Epping Underground Station (2.58 Miles)

Offers In The Region Of £375,000



- Chain Free
- Two Double Bedrooms
- Potential to extend STPP
- Dining Room
- Council Tax Band: D

- Semi- Detached Cottage
- Driveway
- Good Sized Lounge
- Close To Local Shops & Amenities
- EPC : TBC

Lounge 11'60 x 16'90 (3.35m x 4.88m)

Double Glazed windows to the side aspect, textured ceiling, single radiator, laminate flooring, fire place, stone over mantelpiece, TV aerial point, power points.

Dining Room 10'34 x 10'44 (3.05m x 3.05m)

Double glazed windows to the front aspect, textured ceiling, single radiator, laminate flooring, fire place, power points.

Kitchen 6'79 x 10'41 (1.83m x 3.05m)

Double glazed windows to the front aspect, laminate flooring, part tiled walls, a range of base and wall units with flat top work surfaces, intergated cooker, electric oven, gas hob, extractor fan, double drainer unit, space for fridge freezer, plumbing for washing machine, coved ceiling, power points.

Family Bathroom 5'98 x 9'73 (1.52m x 2.74m)

Double glazed windows to the side aspect, tiled walls, vinyl flooring, extractor fan, panel enclosed bath with separate taps, wash basin with separate taps and vanity unit underneath, low level w.c

Conservatory 3'43 x 7'66 (0.91m x 2.13m)

Double glazed windows to the front, rear and side aspect, laminate flooring, double glazed door to garden.

Bedroom One 11'42 x 10'37 (3.35m x 3.05m)

Double glazed window to the side aspect, coved ceiling, single radiator, fire place, carpeted flooring, power points.

Bedroom Two 11'39 x 10'45 (3.35m x 3.05m)

Double glazed windows to the side aspect, coved ceiling, single radiator, carpeted flooring, power points.





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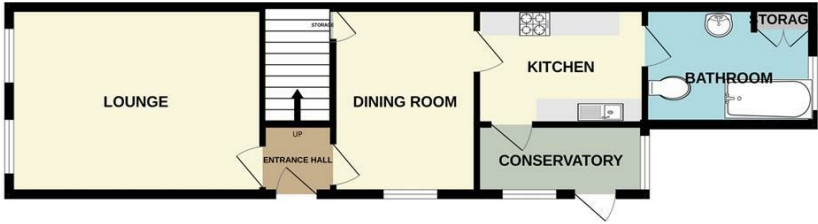


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

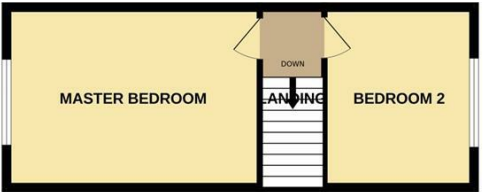
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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