



Hemnall Street, Epping, CM16 4NB

* GROUND FLOOR FLAT * CLOSE TO HIGH STREET * CHAIN FREE * REQUIRES MODERNISATION * FREEHOLD * OWN PRIVATE GARDEN * SHORT WALK TO EPPING STATION *

Nestled in the heart of Epping on Hemnall Street, this ground floor flat presents an excellent opportunity for those looking to create their ideal living space. With two bedrooms and a well-proportioned reception room, this purpose-built apartment is ripe for modernisation, allowing you to tailor it to your personal taste.

Upon entering, you are greeted by a hallway that features built-in storage, providing practical space for your belongings. The kitchen offers a functional area for culinary pursuits, while the front lounge, adorned with double doors, opens directly onto your own private garden. This outdoor space is a delightful retreat, surrounded by mature shrubs and flowers, perfect for enjoying the fresh air or entertaining guests.

The property comprises two comfortable bedrooms, ideal for a small family or as a guest room, alongside a shower room that caters to your daily needs. Additionally, the flat benefits from off-street parking, ensuring convenience for you or your visitors.

One of the standout features of this property is its prime location. Just a short stroll away, you will find the vibrant High Street, brimming with shops, cafes, and amenities. Epping Station is also within walking distance, providing easy access to central London and beyond.

Being chain free and freehold, this flat offers a straightforward purchasing process, making it an attractive option for first-time buyers or investors alike. With its potential for modernisation and its enviable location, this property is not to be missed. Embrace the opportunity to make this flat your own in the picturesque town of Epping.



2



1



1



O.I.E.O £350,000

- GROUND FLOOR FLAT
- OFF STREET PARKING
- 200 METERS TO HIGH ST
- REQUIRES MODERNISATION
- FREEHOLD
- DESIRABLE LOCATION
- OWN FRONT GARDEN
- NO ONWARD CHAIN
- TWO BEDROOMS



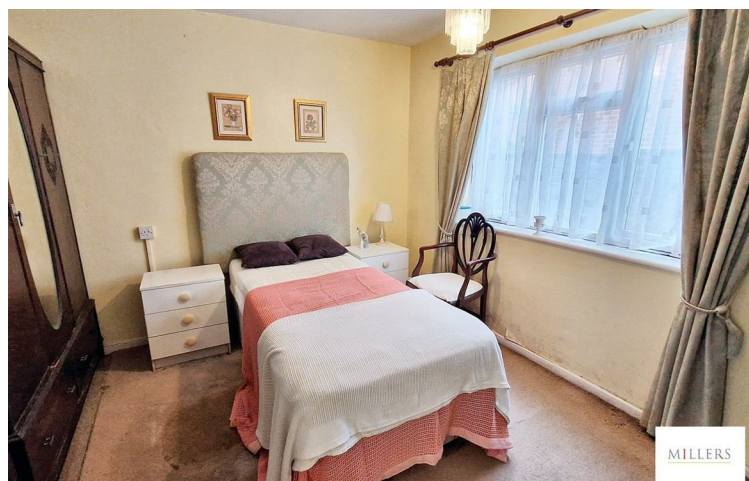
MILLERS



MILLERS



MILLERS



MILLERS

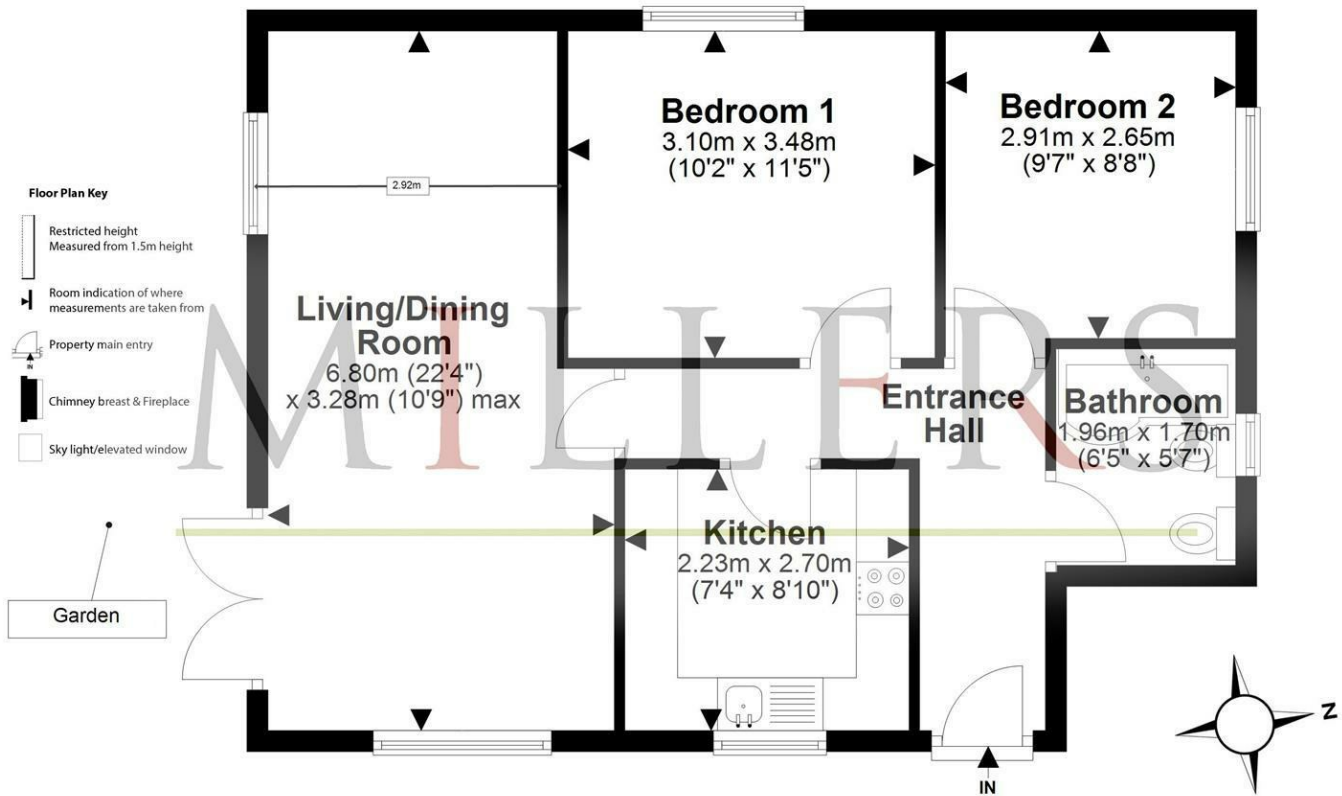


MILLERS

MILLERS
ESTATE AGENTS

Ground Floor

Approx. 48.4 sq. metres (521.0 sq. feet)



Total area: approx. 48.4 sq. metres (521.0 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage. Plan produced using PlanUp.

Property Dimensions

GROUND FLOOR

Entrance Hall

Living Dining Room 22'4" x 10'9" (6.80m x 3.28m)

Kitchen 7'4" x 8'10" (2.23m x 2.70m)

Bedroom One 10'2" x 11'5" (3.10m x 3.48m)

Bedroom Two 9'7" x 8'8" (2.91m x 2.65m)

Bathroom 6'5" x 5'7" (1.96m x 1.70m)

EXTERNAL AREA

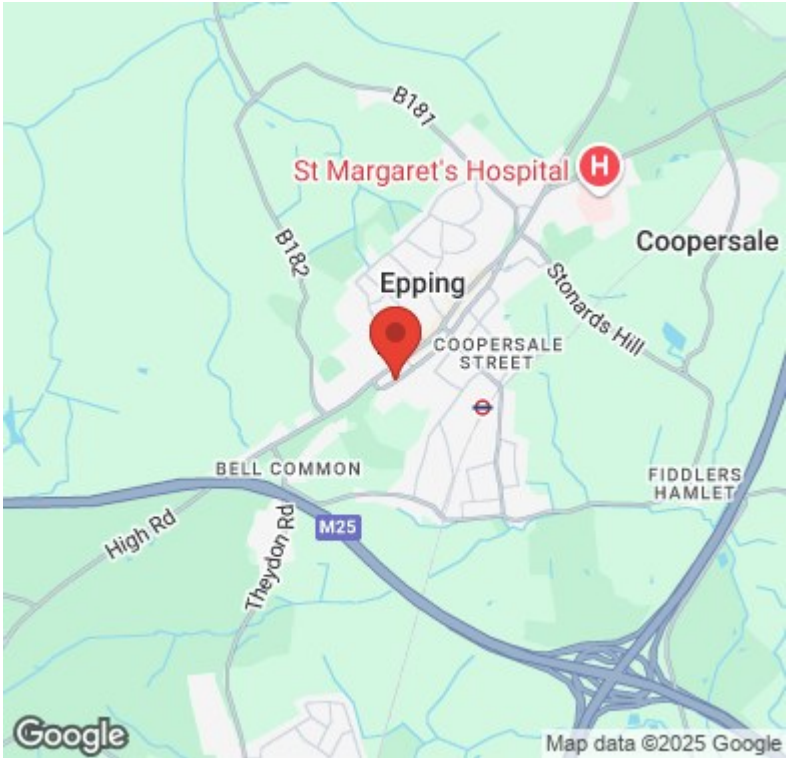
Allocated Parking

Garden Area



Directions

START: Millers 229 High Street, Epping, CM16 54BP. From our High Street office turning right towards Loughton. At the Duke of Wellington pub turn left. Turn right at Hemnall Street and the property appears on the right hand side just past the veterinary surgery. ARRIVE: Annes Court, Hemnall Street, Epping, CM16 4NB.



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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.