



Institute Road, Epping, CM16 7QY
£450,000

Jenkins
Property

NEW BUILD ECO FRIENDLY HOME! This attractive two bedroom semi detached house is extremely well place for favourable local village school and shops, within the nature reserve area, benefitting from being easy reach of Epping High street and station. Offering an NVHR economical heat system, solar energy panels and electric car charging point with A rating EPC.

- A RATED BRAND NEW HOME
- TWO DOUBLE BEDROOMS
- SOLAR PANELS / AIR FILTRATION SYSTEM
- ELECTRIC CAR CHARGER
- FRONT DRIVEWAY
- BRAND NEW APPLIANCES
- FIRST FLOOR BATHROOM
- EOT WITH SIDE ACCESS
- CLOAKROOM WC
- PERMISSION FOR GATES/GARAGE

Entrance hallway 12'3" x 6'7" (3.95 x 2.01)

Guest cloakroom Wc 4'7" x 2'3" (1.40 x 0.69)

Living room 12'7" x 8'0" (3.86 x 2.44)

Fitted Kitchen Diner 15'1" x 10'7" (4.62 x 3.25)

First floor landing 5'4" x 3'0" (1.63 x 0.92)

Family bathroom 7'9" x 5'9" (2.38 x 1.77)

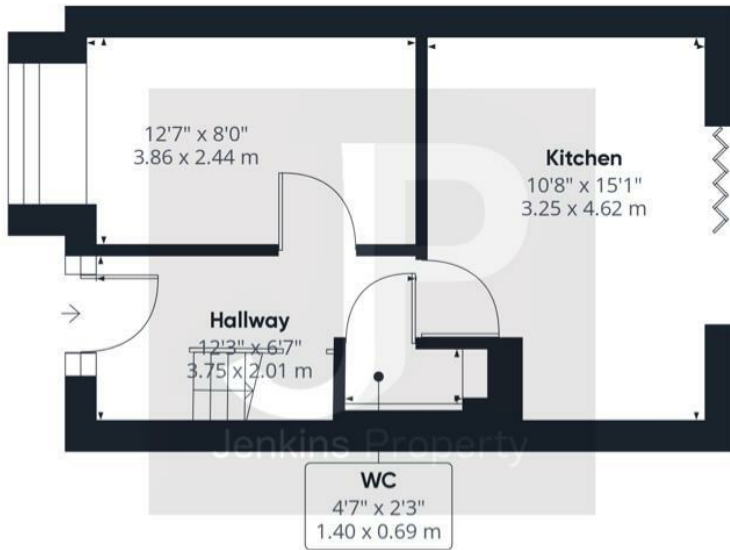
Bedroom 15'4" x 8'11" (4.69 x 2.73)

Bedroom 12'0" x 8'6" (3.68 x 2.61)

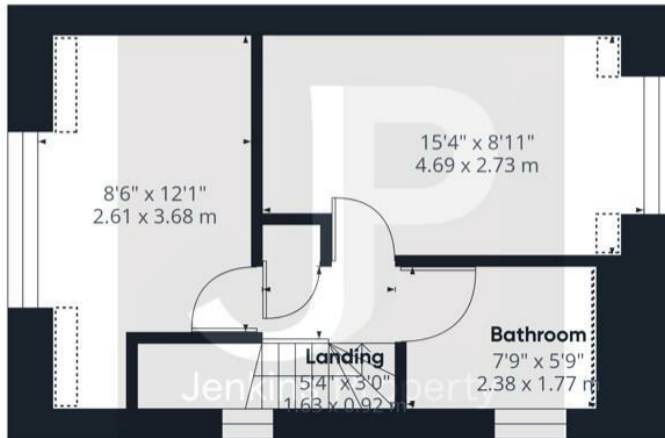
Graden

This will have a patio side access and we understand from the seller there is permission for side gate and to have a garage in the garden





Ground Floor



Floor 1



Approximate total area⁰

662.81 ft²
61.58 m²

Reduced headroom

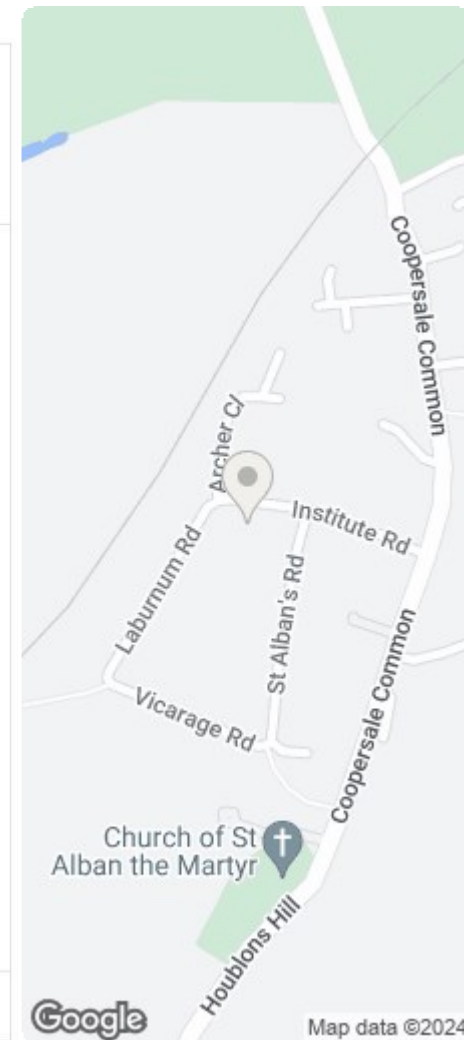
11.05 ft²
1.03 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Map data ©2024

