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Council Tax Band: H (Epping Forest)

Total area: approx. 236.6 sq. metres (2547.1 sq. feet)





On entering this home there is a spacious entrance hallway measuring 13' 11" x 12' with a storage cupboard and the stairs to the first floor.

There is a guest cloakroom located in an inner hallway from the dining room.

The lounge is of a good size measuring 20' x 11' 11" with dual aspect windows to the front and rear aspects. There are French doors to the study.

The study measures 15' x 9' 7" with a windows to all aspects and a door to a balcony looking onto the stunning landscaped rear garden.

The sitting-television room measures 13' 11" x 12' 1" with bespoke fitted storage units and windows to the garden aspect.

The dining room is of an excellent dimension measuring 15' 7" x 12' 8" leading to the kitchen-breakfast room.

The kitchen-breakfast room measures 12' 2" x 10' 10" with a window and door to the landscaped rear garden.

Bedroom one measures 20' x 11' 11" windows to the front aspect, fitted wardrobes and a large en-suite bathroom with a wall mounted shower.

Bedroom two measures 15' 7" x 12' 10" with a large bay window to the front aspect of the property.

Bedroom three measures 15' 7" x 11' 3" with fitted storage cupboards, a hand basin and windows to the rear garden aspect.

Bedroom four measures 10' 10" x 8' 7" with fitted wardrobes and windows to the front aspect of the property.

The family bathroom is of a good size measuring 9' 4" x 5' with a wall mounted shower.

A stunning private landscaped rear garden on a 0.27 acre plot with excellent scope to develop subject to planning permission. There is a large paved patio, well maintained lawns with a fine selection of plants, shrubs and fruit trees. There is also door to the garage from the rear garden with access to a large storage basement, where the boiler is also housed.

There is garage with a drive to the front aspect of the property, there is also a large area to the right of the property as you look at the property from the front, this allows excellent potential to develop subject to planning permission.



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