



Guide Price
£550,000

Freehold

2x  1x  2x 

**Brook Road, Epping,
Essex, CM16**

OVER 60?

Secure this property
for up to **59% less!**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Situated less than a mile to Epping Central Line station
- Potential to extend at rear and convert large loft, subject to planning permission
- Outbuilding that could be used as an office or gym with full electrics
- Great size rear garden
- Kitchen and separate utility room

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge : 14'1 x 11'5 (4.30m x 3.48m)
 Dining Room : 14'1 x 9'9 (4.30m x 2.97m)
 Kitchen : 9'5 x 7'7 (2.87m x 2.31m)
 Utility Area: 6'8 x 4'6 (2.03m x 1.37m)
 Cloakroom

FIRST FLOOR

Landing
 Bedroom 1 : 14'2 x 11'5 (4.32m x 3.48m)
 Shower Room
 Bedroom 2 : 9'6 x 7'7 (2.90m x 2.31m)
 Bathroom

OUTBUILDING

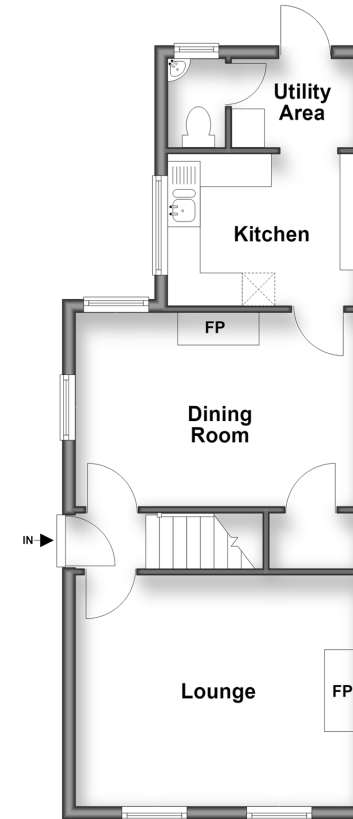
Room 1

OUTSIDE

Front Garden
 Rear Garden

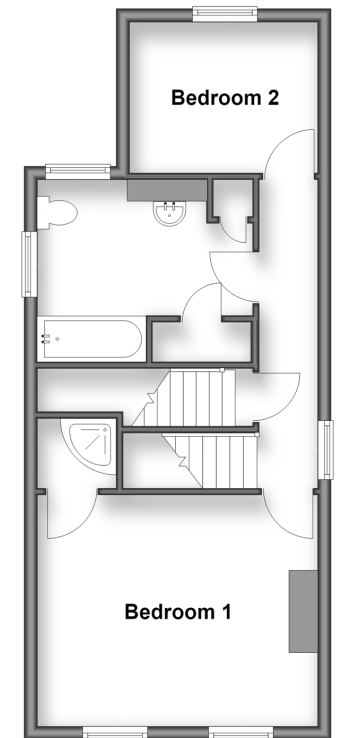
Ground Floor

Approx. 43.9 sq. metres (472.5 sq. feet)



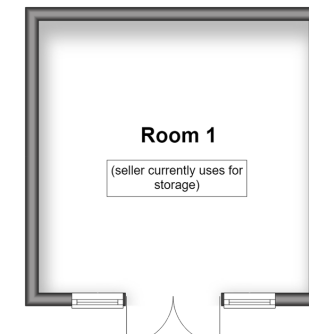
First Floor

Approx. 43.1 sq. metres (463.7 sq. feet)



Outbuilding

Approx. 17.3 sq. metres (186.5 sq. feet)



Call Epping - 01992 560600 ■ douglasallen.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease