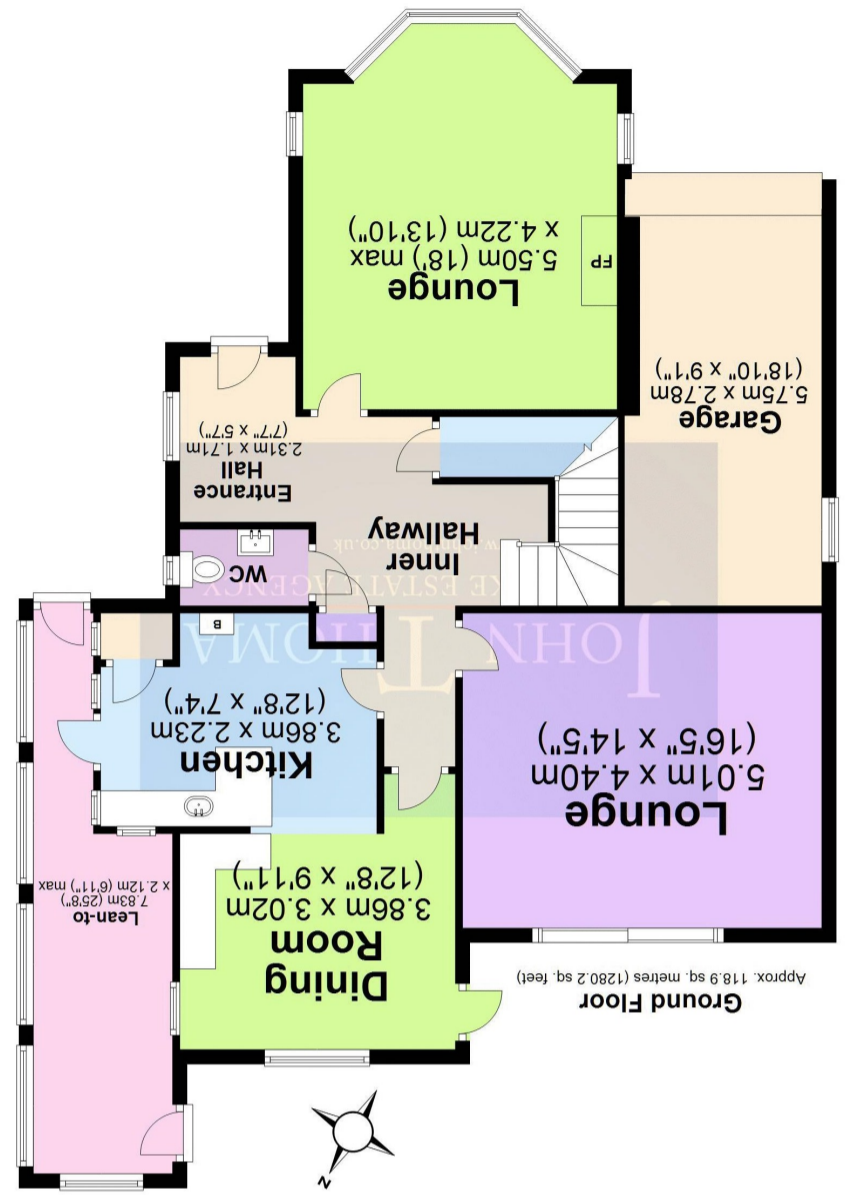


Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Council Tax Band: G (Epping Forest)

Score	Energy rating	Potential
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	31 F
1-20	G	74 C

Total area: approx. 213.9 sq. metres (2302.0 sq. feet)





The frontage measures approximately 48' in width, 43' in depth and a large rear garden of around 100' in length. The property is currently 2,302 square feet in size with three reception rooms and a fitted kitchen.

On entering the property the hallway is of a good size with a guest cloakroom and a storage cupboard.

The lounge measures 18' x 13' 10" with a large bay window to the front aspect of the property.

There is a second reception room which measures 16' 5" x 14' 5" with doors to the rear garden aspect.

Dining room measures 12' 8" x 9' 11" with a window to the rear garden aspect.

The fitted kitchen measures 12' 8" x 7' 4" and is located near the dining room and there is a door to a practical covered lean-to.

There is an attached garage measuring 18' 10" x 9' 1".

On the first floor landing there are four double bedrooms a family bathroom with a separate toilet.

The master bedroom measures 18' x 13' 10" with a large bay window to the front aspect of the property.

Bedroom two measures 16' 5" x 14' 5" with a large window to the rear garden aspect.

Bedroom three measures 16' x 12' 8" in size with a window to the rear garden aspect.

Bedroom four measures 17' 4" x 9' 1" with windows to the side aspect of the property.

The family bathroom measures 9' x 6' 11" with a separate toilet.

The rear garden measures approximately 100' in length with a lawn, paved patio, plants and trees to borders.

To the front of the property there is a spacious paved drive and access to the large attached garage.

