

## 22 Bower Vale

Epping, Essex

Guide Price £525,000

Council Tax band: D

Tenure: Freehold

- CHAIN FREE
- WALKING DISTANCE TO STATION/HIGH STREET
- CHARACTER PROPERTY
- EN SUITE TO PRIMARY BEDROOM
- MODERN FITTED KITCHEN
- SIDE ACCESS



## Front Door

### Living Room

13' 2" x 11' 10" (4.02m x 3.61m)

### Dining Room

11' 4" x 11' 10" (3.46m x 3.61m)

### Kitchen

12' 5" x 6' 11" (3.78m x 2.10m)

### Stairs Leading To

### Bedroom One

13' 5" x 11' 10" (4.08m x 3.61m)

### En-Suite WC

### Bedroom Two

11' 5" x 8' 6" (3.48m x 2.58m)

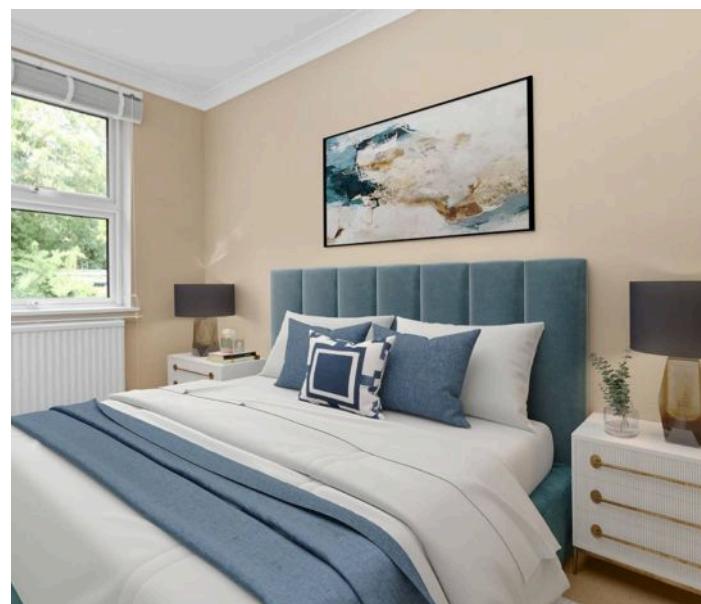
### Family Bathroom

7' 7" x 6' 10" (2.30m x 2.08m)

### Stairs Leading To

### Bedroom Three

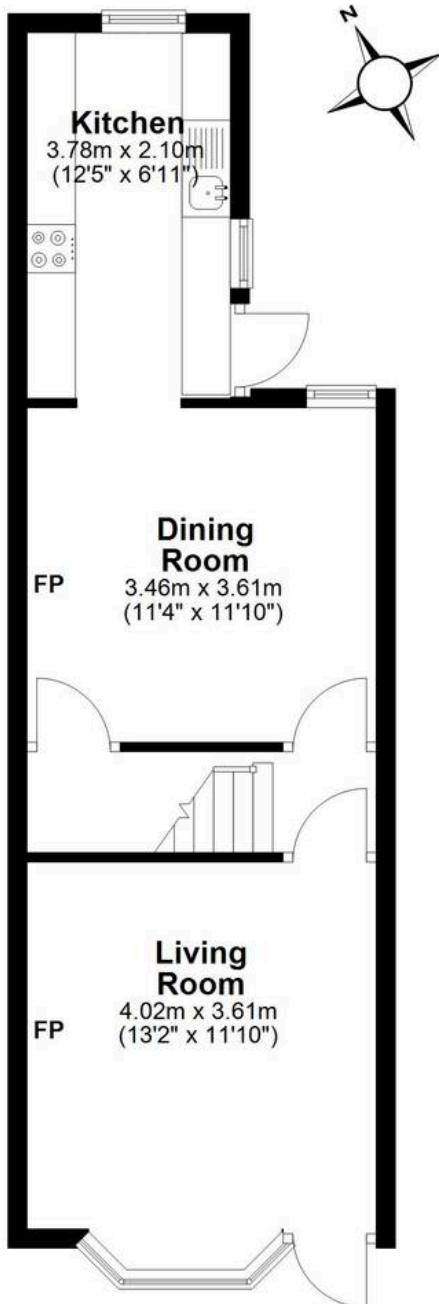
13' 9" x 11' 2" (4.20m x 3.40m)





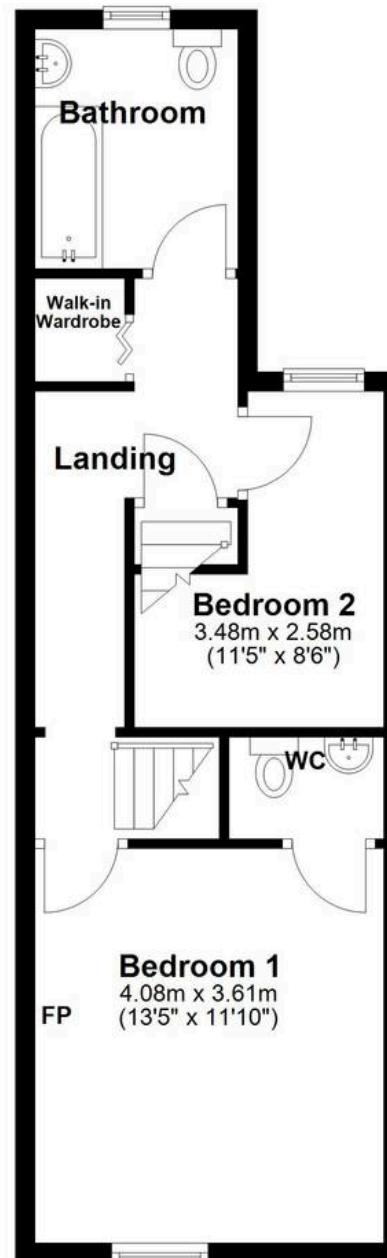
## Ground Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



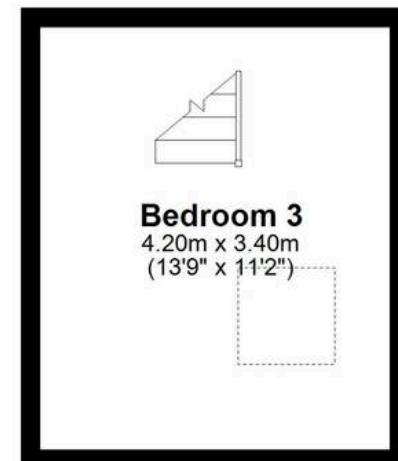
## First Floor

Approx. 40.9 sq. metres (440.3 sq. feet)



## Second Floor

Approx. 14.3 sq. metres (153.7 sq. feet)



Total area: approx. 93.9 sq. metres (1010.7 sq. feet)