

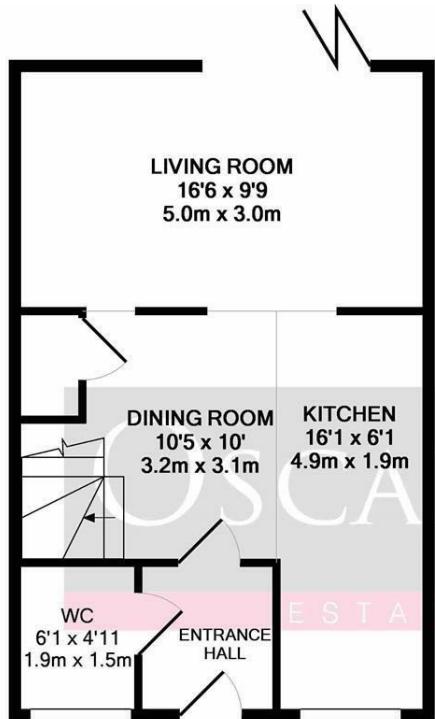
Epping Road  
Little Stanion  
NN18 8GU

£250,000



OSCAR JAMES  
...expect excellence

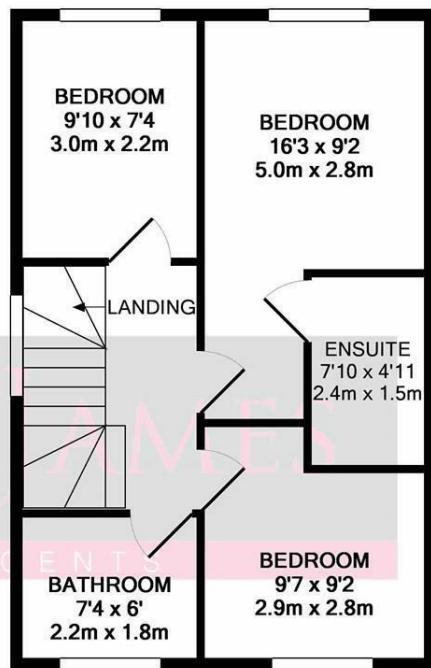
# FLOOR PLANS



GROUND FLOOR  
APPROX. FLOOR  
AREA 427 SQ.FT.  
(39.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 854 SQ.FT. (79.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
APPROX. FLOOR  
AREA 427 SQ.FT.  
(39.7 SQ.M.)



## AT A GLANCE...



Open plan living space with bifolding doors to rear



Modern kitchen with ample storage & appliance options



three spacious bedrooms



Modern family bathroom, ensuite to master plus ground floor WC



Sizeable rear garden, mainly laid to lawn with patio area



Off-road parking



## WHAT'S GREAT?

A fabulous three bedroom semi detached home situated in the popular Little Stanion estate which has excellent transport links and now has the benefit from a village store along with primary school.

The accommodation comprises of an entrance hall, cloakroom and a large contemporary open plan living space that has a clever dividing wall which provides separation between the kitchen/dining area and lounge which has superb bi-folding doors leading to the rear garden.

To the first floor you will find three bedrooms, the master boasting ensuite facilities and a family bathroom.

Outside there are two off road parking spaces and a rear garden which is laid to lawn with a patio area and retaining timber fencing with side access to the front.

Call Oscar James to arrange your early viewing.

...expect excellence



## SELLER'S SECRET

We bought the property as a buy to let investment and it has been a great property, always had good tenants who have told us they've loved living here.



# OSCAR JAMES

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[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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why we like it....

Little Stanion is one of the areas most popular modern developments and it's clear to see why. Great amenities and excellent road links. It's no wonder why properties sell so quickly here!