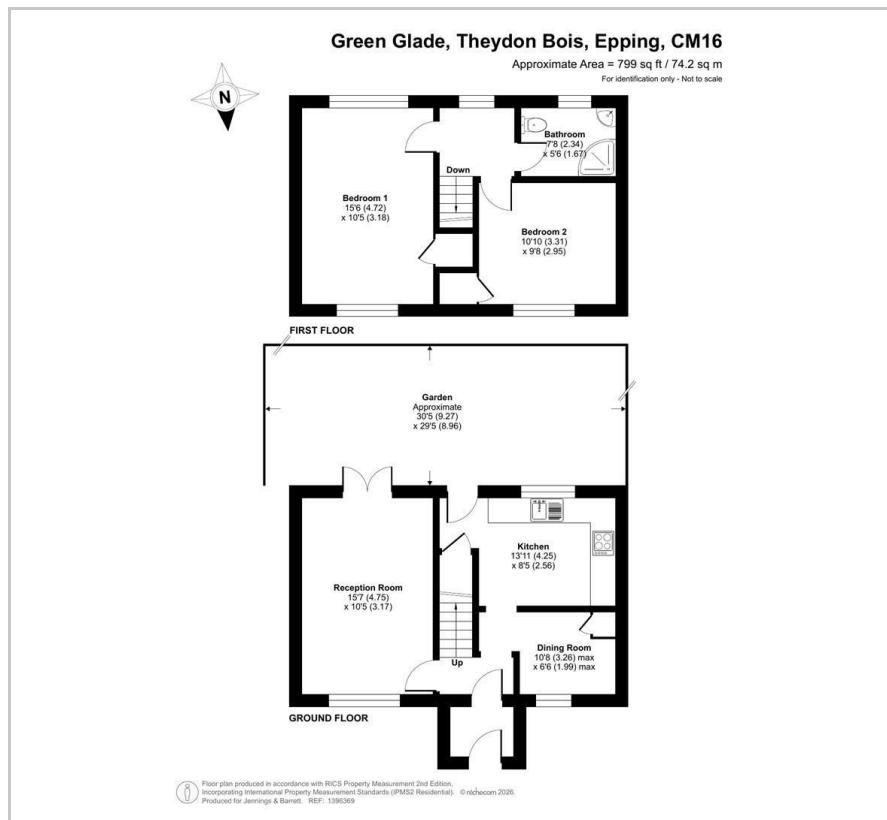




61 Green Glade  
Epping, CM16 7LZ  
£400,000



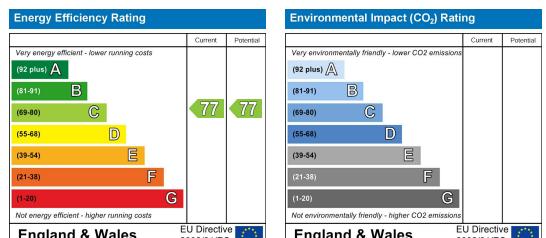
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Sidcup Office on 0203 598 9665 if you wish to arrange a viewing appointment for this property or require further information.

- Two bedrooms
- Potential to extend STPP
- Sold Via IAMSOLD

Nestled in the charming village of Theydon Bois, Epping, this delightful three-bedroom house offers a perfect blend of comfort and potential. Built in 1960, the property spans an inviting 883 square feet and features two spacious reception rooms,

The lovely garden provides a serene outdoor space. The home is situated in a highly desirable area, surrounded by picturesque scenery, including a quaint village green and a tranquil pond, which enhance the overall appeal of the location.

Local amenities are conveniently close, with a variety of shops, two welcoming village pubs, and a selection of popular restaurants just a short stroll away. For those who commute, the central line station is within easy walking distance, offering excellent transport links to nearby towns and the city.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding

The buyer signs a Reservation Agreement and makes payment of a non-refundable Part Payment Deposit of 4.5% of the purchase price, subject to a minimum of £6,600.00. This is paid to reserve the property to the buyer during the Reservation Period and is used as part-payment towards the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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