



3 Epping Road  
Little Stanion, NN18 8GS



**Simpson West**



Being situated within the sought after modern village of Little Stanion, is this attractive stone-built link property which is presented in outstanding condition throughout. Accommodation includes reception hall, Cloakroom/WC, fitted kitchen with integrated appliances and a Living/Dining Room which overlooks the rear garden. The first floor provides three bedrooms, with the master enjoying fitted wardrobes, and there is also a family bathroom. Outside there is an open plan frontage, whilst the rear has been thoughtfully landscaped to provide easy maintenance and there is a car parking space set to the rear of this garden. A must see home if its condition and setting is to be fully appreciated!

Energy Rating C. Council Tax Band C. Little Stanion Management charges applicable - £275 per annum, plus private fee of £23.

£245,000



3



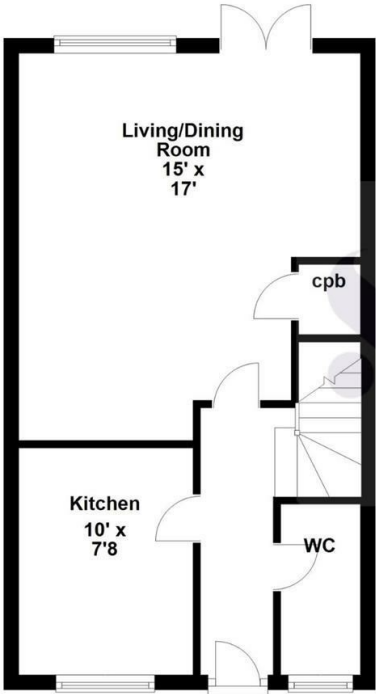
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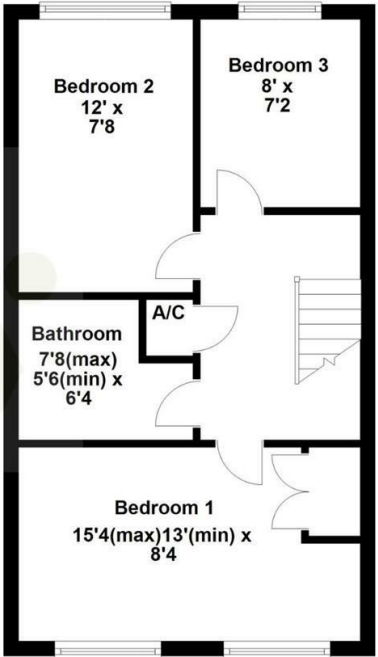
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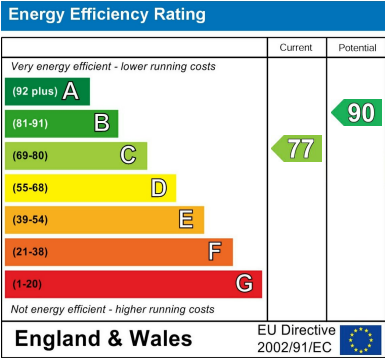
Ground Floor



First Floor



Floor plan not to scale - for guidance purposes only.  
Floor plan created by Simpson West for their use.  
Plan produced using PlanUp.





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