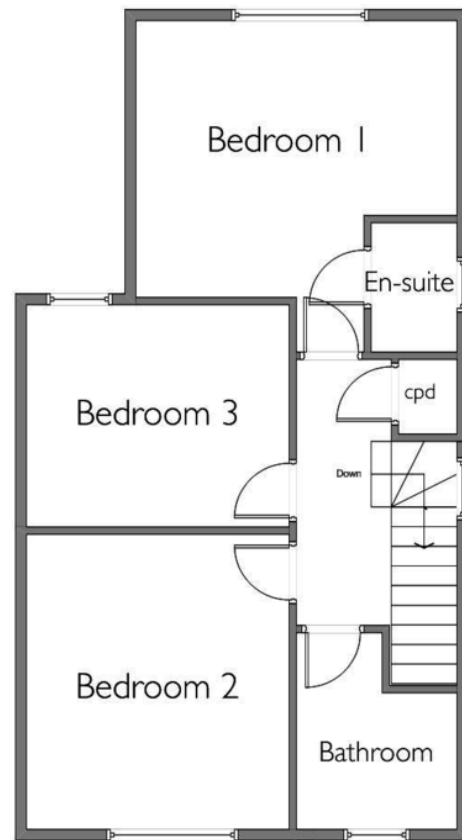


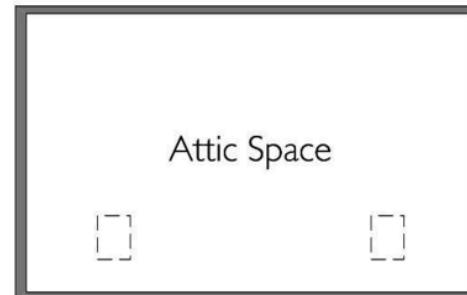


GROUND FLOOR



FIRST FLOOR

Gross Internal Floor Area:
Approximately 1418 sq.ft
(excluding loft space)



FREE MARKET APPRAISAL

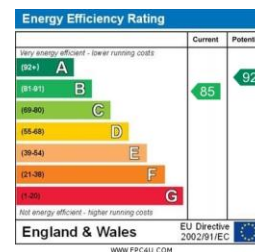
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



5a Simon Champion Court, 232-234 High Street, Epping, Essex, CM16 4AU
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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



3 Marydel
Upshire, EN9 3TB
£650,000



- Nearly New Detached House
- 3 Large Bedrooms
- 2 x Off Street Parking
- Gas Central Heating
- Double Glazing
- Green Views Front and Rear

Built within the last couple of years to an exceptionally high standard, this individual detached house offers exceptionally spacious accommodation including 3 double bedrooms and has a large attic which may offer further possibilities (subject to all necessary permissions). A particularly attractive feature is the large open-plan day, dining and kitchen which opens to the low maintenance rear garden. The house stands opposite the open common land of Copthall Green and offers superb opportunities for recreational activities as well as being conveniently placed for access to a choice of local towns and transport routes.

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

13' 6" x 13' 0" (4.11m x 3.96m)

OPEN PLAN KITCHEN AND LIVING ROOM

24' 1" max x 14' 8" min (7.34m x 4.47m)

WC

FIRST FLOOR

LANDING

BEDROOM 1

17' 8" max x 14' 9" (5.38m x 4.5m)

EN-SUITE SHOWER & WC

BEDROOM 2

13' 5" x 11' 10" (4.09m x 3.61m)

BEDROOM 3

11' 10" x 10' 4" (3.61m x 3.15m)

BATHROOM & WC

FLOORED LOFT SPACE

20' 4" x 12' 10" (6.2m x 3.91m)

Accessed via a pull-down ladder from a hatch in the landing ceiling, this large space has skylights.

EXTERIOR

The house is approached over a block-set driveway and has two allocated parking spaces.

the rear garden is laid to artificial lawn and is enclosed by fencing.

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'F'.

TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).



Viewing is available strictly by appointment with Stevenette and Company LLP
01992 563090

