

Hampden Close, Epping, CM16 6JX



Offers In Excess Of £270,000

Kings Group - Church Langley are delighted to offer For Sale, this TWO BEDROOM FIRST FLOOR MAISONETTE on Hampden Close. Situated in the popular village of North Weald, this property is comprised of two bedrooms, family bathroom, lounge and kitchen. The property also benefits from allocated parking and guest parking. The property falls within the catchment area of St. Andrew's C of E Primary School, as well as St. John's C of E secondary school. There is ease of access to both the A414 & M11 providing direct links to London, Chelmsford and Harlow. Offered with a Share of Freehold, it is an ideal starter home or investment purchase. There are a number of local shops and amenities within walking distance including Co-op local store. To arrange a viewing, please do not hesitate to get in touch.

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Entrance Hallway

2'90 x 5'03 (0.61m x 1.60m)

Lounge

18'55 x 12'74 (5.49m x 3.66m)

Bathroom

6'43 x 5'45 (1.83m x 1.52m)

Kitchen

8'10 x 7'14 (2.69m x 2.13m)

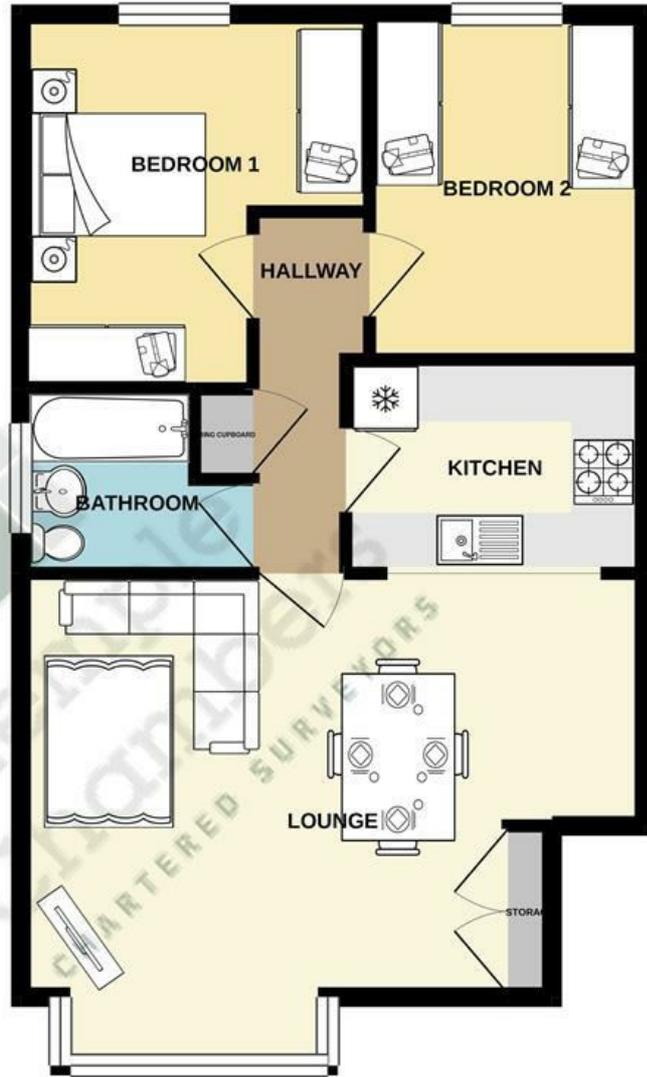
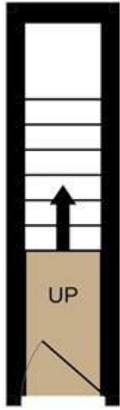
Bedroom 1

10'52 x 11'14 (3.05m x 3.35m)

Bedroom 2

7'24 x 9'51 (2.13m x 2.74m)





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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