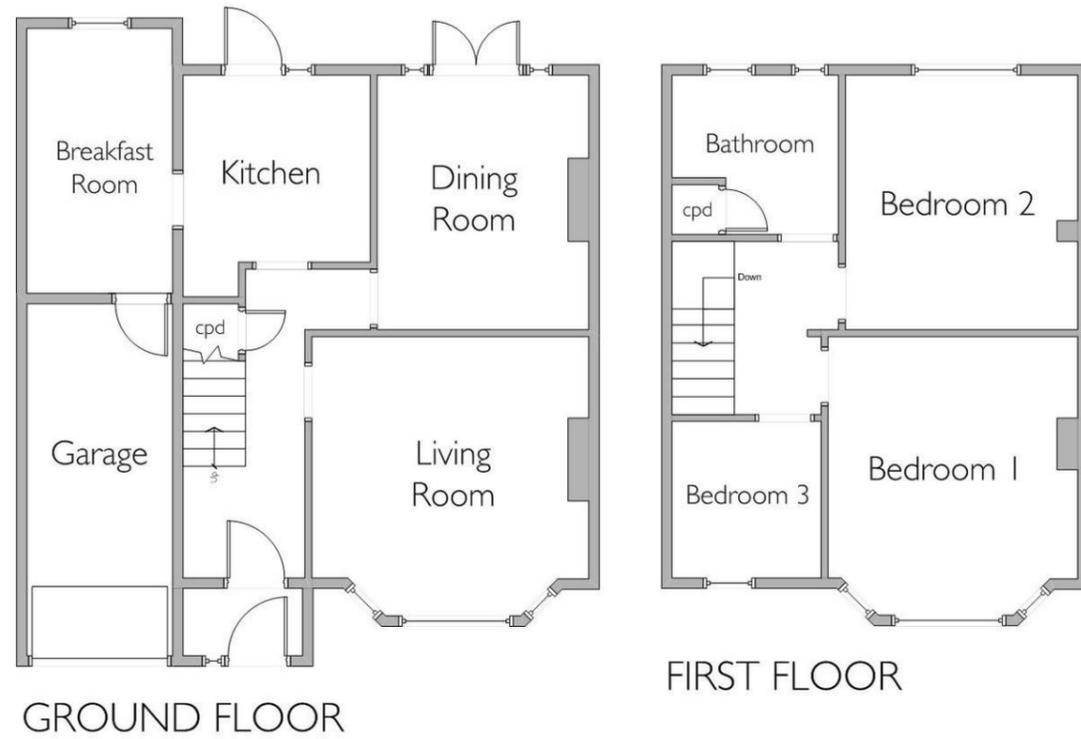


Gross Internal Floor Area (exluding Garage):
Approximately 1087 sq.ft. / 101 sq.m.

Floorplan drawn by Stevenette & Company LLP



FREE MARKET APPRAISAL

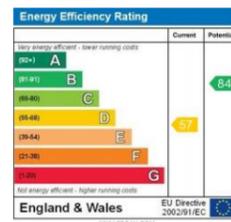
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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
Tel: 01992 563090
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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.



**10 Rahn Road
Epping, CM16 4JB**
Offers in excess of £600,000



EXTERIOR

The house is approached over a wide block-set driveway providing parking and access to the Garage.

The rear garden is of good length and is laid out on two levels - a paved terrace immediately behind the house with steps down to a good area of lawn with planted and established beds.

SERVICES

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

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

COUNCIL TAX

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

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).

SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for Ivy Chimneys Junior School and Epping St John's Senior School.

ESTATE AGENTS ACT 1979

Please note the seller of the property is a relative of a partner at Stevenette & Company LLP.



- Semi-Detached House
- 3 Bedrooms
- 3 Reception Rooms

- Gas Central Heating
- Double Glazing
- Garage & Double Drive

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

Offers in excess of £600,000

Offered with NO ONWARD CHAIN, a superb opportunity for a buyer to create a home of their own specification as FULL MODERNISATION is required. The house stands in a popular cul-de-sac position roughly midway between the Central Line Station and Epping's vibrant High Street with its wide range of shops, cafes and eateries. The house offers 3-bedroom accommodation with potential for extension (subject to all necessary permissions) with, to the rear, a good length southeast-facing garden.

GROUND FLOOR

STORM PORCH

ENTRANCE HALL

LIVING ROOM

13' 3" max x 11' 11" (4.04m x 3.63m)

Measured into the bay window.

DINING ROOM

12' 2" x 10' 3" (3.71m x 3.12m)

KITCHEN

9' 1" x 8' 11" (2.77m x 2.72m)

BREAKFAST ROOM

13' 2" x 6' 11" (4.01m x 2.11m)

GARAGE

17' 6" x 7' 6" (5.33m x 2.29m)

FIRST FLOOR

BEDROOM 1

13' 10" x 12' 0" (4.22m x 3.66m)

Measured into the bay window.

BEDROOM 2

12' 3" x 11' 4" (3.73m x 3.45m)

BEDROOM 3

8' 0" x 7' 3" (2.44m x 2.21m)

BATHROOM & WC

8' 0" x 8' 0" (2.44m x 2.44m)

