



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.



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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.



**Lower Bury Lane
Epping, CM16 5HA
£1,100,000**



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12' 11" x 12' 8" (3.94m x 3.86m)

SHOWER & WC

9' 6" x 4' 7" (2.9m x 1.4m)

BEDROOM 2

12' 9" x 10' 7" (3.89m x 3.23m)

BEDROOM 3

12' 8" x 7' 8" (3.86m x 2.34m)

BEDROOM 4

13' 11" x 7' 0" (4.24m x 2.13m)

Large built-in eaves storage cupboard.

BATHROOM & WC

8' 7" x 5' 8" (2.62m x 1.73m)

EXTERIOR

The house stands behind a good length of lawn interspersed by a line of three handsome Scots Pine trees (with TPOs) and a length of asphalt driveway providing good vehicle parking and access to the garage. A gated path allows access to the back garden.

The rear garden, which faces southwest, is laid to lawn with well-established borders and beds and enjoys an excellent degree of privacy.

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).

SERVICES

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



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

GROUND FLOOR

ENTRANCE HALL

Large cloaks cupboard.

LIVING ROOM

24' 10" x 12' 4" max (7.57m x 3.76m)

DINING ROOM

18' 1" x 10' 11" min (5.51m x 3.33m)

BREAKFAST ROOM

11' 11" x 11' 11" (3.63m x 3.63m)

Open to:

KITCHEN

12' 10" x 12' 9" (3.91m x 3.89m)

INNER HALL

SITTING ROOM / BEDROOM 5

13' 4" x 10' 9" (4.06m x 3.28m)

UTILITY ROOM

7' 7" x 5' 6" (2.31m x 1.68m)

WC

ATTACHED TANDEM DOUBLE GARAGE

31' 0" x 11' 6" max (9.45m x 3.51m)

FIRST FLOOR

LANDING

Two built-in eaves-storage cupboards.

BEDROOM 1

