

Gross internal floor area
(excluding garage) :
Approximately
1007 sq.ft./ 94sq.m.



FREE MARKET APPRAISAL

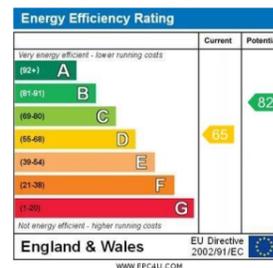
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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
Email: enquiries@stevenette.com

@StevenetteandCoLLP

@StevenetteandCo



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.



11 Homefield Close
Epping, CM16 4RB
£800,000



EXTERIOR

The bungalow is approached over a block-set driveway that provides access to the attached Garage. The driveway offers further parking and is bordered by established beds. A gated path leads to either side of the building and allows access to the rear garden.

The rear garden is laid to a low-maintenance block-set design offering a number of sitting areas including beneath a timber-built pergola. The garden includes a number of established shrub and plant borders. In the far corner of the garden is a large timber shed/summer house.



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.

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).



- Detached True Bungalow
- Highly-Convenient Location
- 3 Good Bedrooms
- Gas Central Heating
- Double Glazing
- Garage & Driveway

COUNCIL TAX

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

SCHOOL PRIORITY ADMISSIONS AREA

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

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

Offered with NO ONWARD CHAIN. Homefield Close offers the privacy and quiet of a cul-de-sac setting whilst being within a very short distance of Epping High Street, its market and its many shops, eateries and amenities. This established true bungalow provides well-maintained 3-bedroom/2 reception room accommodation with gas central heating, uPVC double glazing and a very attractive and secluded rear garden laid to a relatively low-maintenance design. A good garage is complemented by ample driveway parking.

GROUND FLOOR

ENTRANCE HALL

The hall widens to a central area where there is an airing cupboard and store cupboard.

LIVING ROOM

16' 5" x 10' 11" (5m x 3.33m)

A living flame gas fire sits within a surround.

DINING ROOM

14' 6" max x 9' 5" (4.42m x 2.87m)

KITCHEN

14' 11" x 8' 8" (4.55m x 2.64m)

BEDROOM 1

14' 0" x 9' 10" (4.27m x 3m)

BEDROOM 2

11' 11" x 9' 11" (3.63m x 3.02m)

BEDROOM 3

10' 1" x 7' 2" (3.07m x 2.18m)

BATH, SHOWER ROOM & WC

9' 2" x 6' 1" (2.79m x 1.85m)

A modern suite comprises a bath, separate shower, WC and basin.

