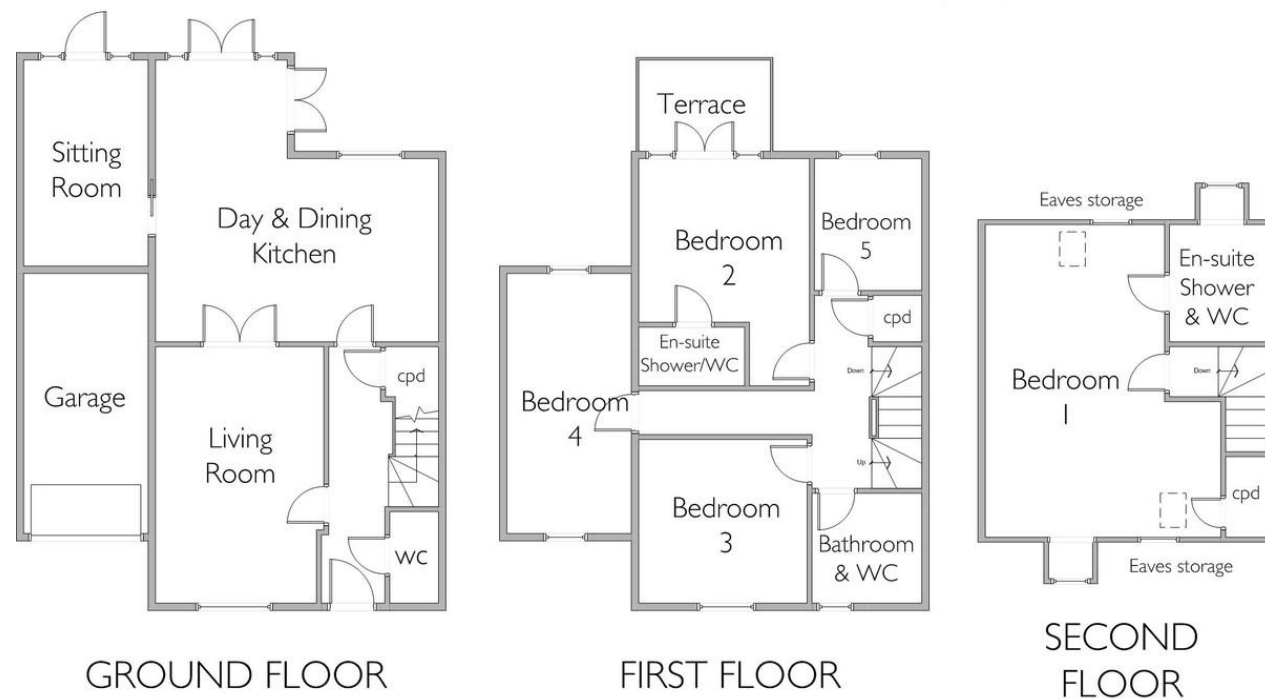


Gross Internal Floor Area (excluding Garage):
Approximately 2122 sq.ft. / 197 sq.m.

Floorplan drawn by Stevenette & Company LLP



EPC tbc

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.



30 Kings Wood Park
Epping, CM16 6FD
£950,000



- Link-Semi-Detached House
- Over 2100 sq.ft.
- Superb Presentation

- Landscaped Garden
- Gas Central Heating
- Double Glazing

This modern family home is positioned on the northeastern side of the town where Epping meets a section of the Forest. The house is well-placed for recreational walks as well as being within reasonable walking distance of the Central line Station and Epping's High Street with its range of shops, cafes, coffee shops and vibrant restaurants. The house has been enhanced to create very well-balanced family living with up to 5 bedrooms, 3 bath/shower rooms, 2 reception rooms and an impressive open-plan day kitchen opening to the low-maintenance rear garden.

GROUND FLOOR

- ENTRANCE HALL**
- LIVING ROOM**
17' 6" x 11' 6" (5.33m x 3.51m)
- DAY & DINING KITCHEN**
19' 3 (Max)" x 12' 7" (5.87m x 3.84m)
- SITTING ROOM**
14' 1" x 8' 7" (4.29m x 2.62m)
- WC**
- INTEGRAL GARAGE**
17' 10" x 9' 3" (5.44m x 2.82m)

FIRST FLOOR

- BEDROOM 2**
11' 8" x 11' 0" Min (3.56m x 3.35m)
With French doors opening to the:
- TERRACE**
- EN-SUITE SHOWER & WC**
- BEDROOM 3**
11' 3" x 11' 1" (3.43m x 3.38m)
- BEDROOM 4**
17' 7" x 9' 2" (5.36m x 2.79m)
- BEDROOM 5**
7' 4" x 9' (2.24m x 2.74m)
- BATHROOM & WC**

SECOND FLOOR

- LANDING**
- BEDROOM 1**
21' 5" x 15' 7 (Max)" (6.53m x 4.75m)
- EN-SUITE SHOWER & WC**

EXTERIOR

The rear garden is landscaped to a low-maintenance design including artificial lawn, sleeper-retained beds and semi-mature trees providing a good degree of privacy.

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

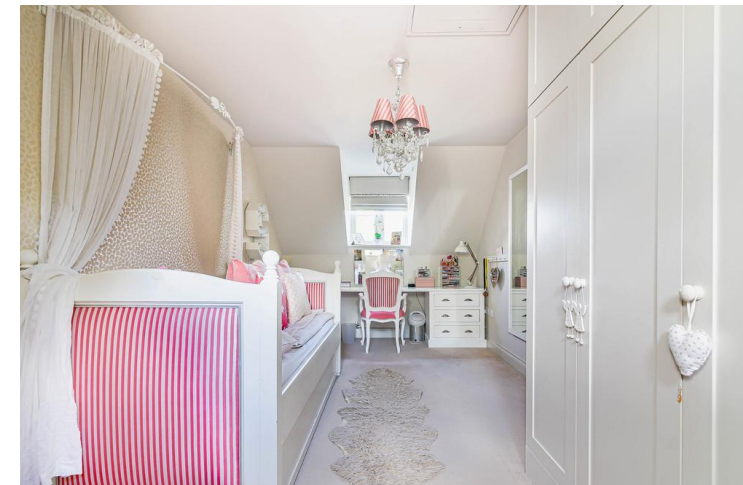
We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

COUNCIL TAX

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

SCHOOL PRIORITY / CATCHMENT AREA

The property stands in the Priority Admissions Area for Epping Primary School and Epping St John's Church of England Secondary School.



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

