



- 40' x 20' PARK HOME
- RETIREMENT SITE FOR OVER 50's
- TWO BEDROOMS
- SPACIOUS LOUNGE

The Owl, Lippitts Hill, Loughton, IG10 4AN

Being offered chain free and situated on the popular retirement park at The Owl, High Beech we offer this 40' x 20' park home . Two double bedrooms, large kitchen/diner, good size lounge, bathroom with shower enclosure. Personal parking space. Retirement park for the over 50's. No dog policy.

PRICE: £195,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Situated on the edge of this established RETIREMENT Park Rainbow Estate agents offer this two double bedroom park home. The Owl Park is a small intimate park with a well - regarded forest pub adjacent to the site.

The site itself is a retirement park for residents aged 50 or over and offers one allocated parking space per unit. The site operates a no dog policy but cats are welcome.

Epping and Loughton town centres are within driving distance for shopping facilities and underground stations for direct access into central London.

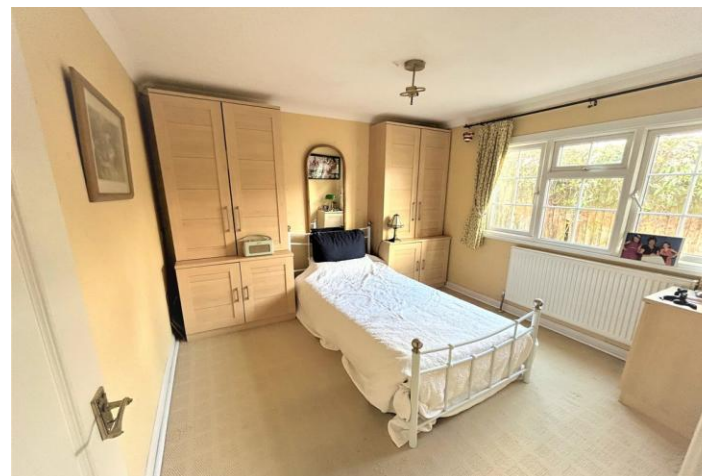
The property occupies one of the larger plots and is in need of some updating and is realistically priced for today's market. An internal viewing is strongly advised.

The accommodation comprises a spacious entrance hall with two storage cupboards, leading to an inner hall providing access to the bedrooms and bathroom, double doors lead through to a spacious light and airy dual aspect lounge, overlooking the front aspect.

The kitchen/diner which is accessed from the lounge has a range of fitted white high gloss wall and base units with contrasting work surfaces, built in oven and hob, with space for freestanding appliances and tiled flooring. Windows overlooking the side and rear aspects, and door leading to rear.

Bedrooms one and two are both doubles with fitted wardrobes and overlook the front and rear aspects respectively.

The bathroom is fully tiled and comprises a three piece





suite complete with shower enclosure.

Exterior The property has a wrap around garden with lawn area to the front and timber decked patio with Pergola over and decorative wrought iron borders.

One allocated parking space.

ENTRANCE HALL

11' 10" x 6' 00" (3.61m x 1.83m)

LOUNGE

19' 7" x 9' 7" (5.97m x 2.92m)

KITCHEN/DINER

19' 7" x 10' 00" (5.97m x 3.05m)

BEDROOM ONE

13' 7 Max" x 9' 7" (4.14m x 2.92m)

BEDROOM TWO

9' 7" x 9' 7" (2.92m x 2.92m)

BATHROOM

10' 2" x 6' 8" (3.1m x 2.03m)

GARDEN

ALLOCATED PARKING SPACE

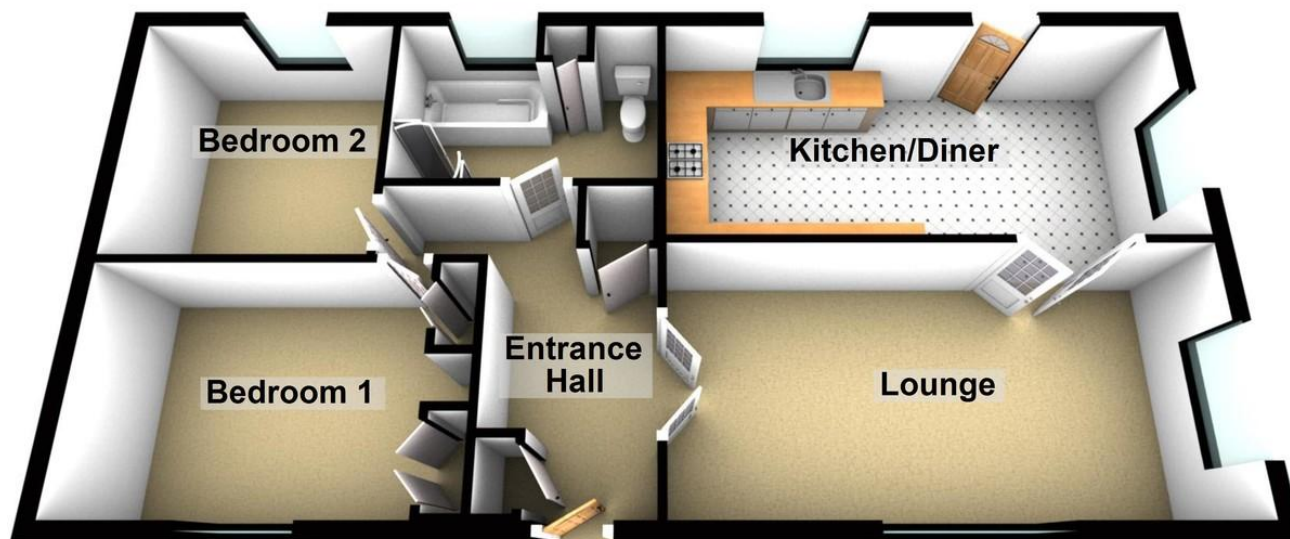
CHARGES

Council Tax Epping Forest District Council Band A

Ground Rent £204.74 Per Month increasing to £233.21 from October 2023



Ground Floor



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements