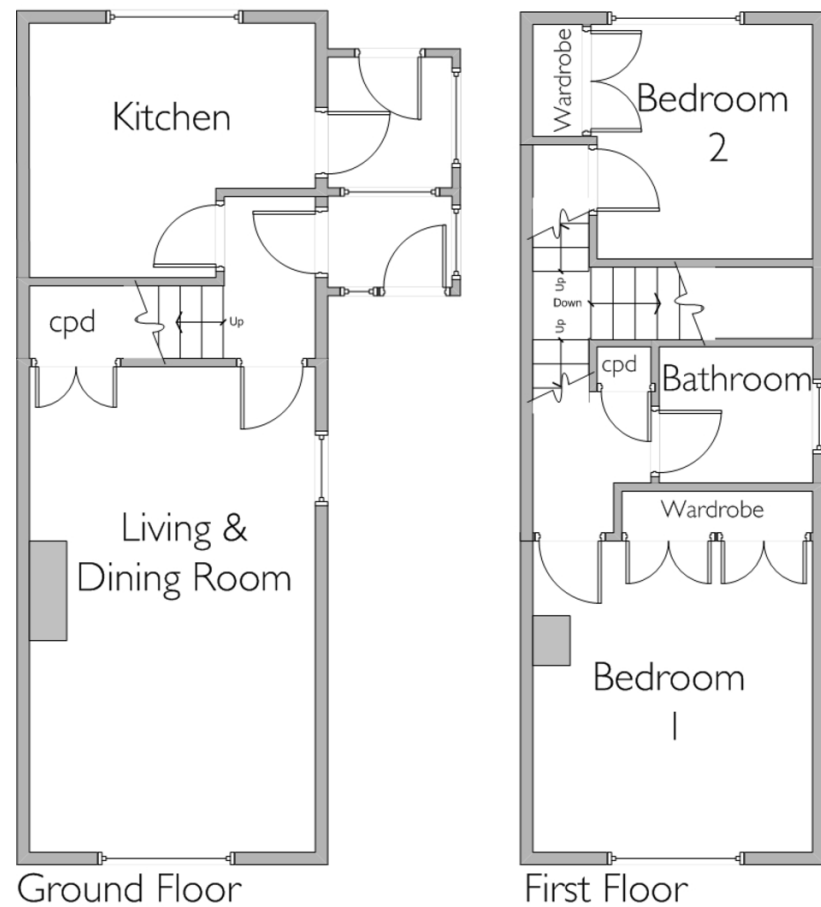


Gross Internal Floor Area:
Approximately 781 sq.ft./ 73 sq.m.



FREE MARKET APPRAISAL

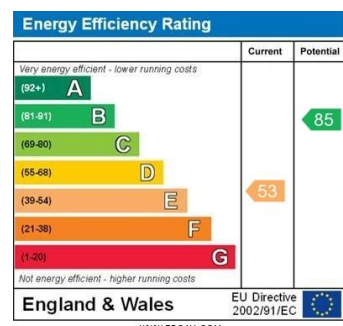
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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.



61 Bell Common
Epping, CM16 4DZ
£500,000

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.



- Semi-Detached Cottage
- 2 Good Bedrooms
- Well Proportioned

- Garden, Drive & Carport
- Double Glazing
- Gas Central Heating

EXTERIOR

The house stands behind an area of forecourt garden and a driveway leads to the side which is covered by a carport. A handgate allows access into the rear garden which is lawned with established borders and beds and has a good timber-built shed.

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'.

SCHOOL CATCHMENT

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

SERVICES

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

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).

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

Offered with NO ONWARD CHAIN, a period semi-detached house in an enviable position on the edge of Bell Common and offering great potential for a buyer to update and alter the property to their own tastes and requirements. The house has views of the common to the front and pleasant relatively far-reaching views to the rear over the attractively proportioned southeast-facing garden.

Bell Common is, as its name suggests, open grass and wooded land that leads up to Epping's vibrant High Street with its many cafes, coffee houses and shops and down to Epping Forest - ideal for walking and cycling.

GROUND FLOOR

FRONT PORCH

4' 8" x 3' 7" (1.42m x 1.09m)

HALLWAY

LIVING & DINING ROOM

19' 7" x 11' 4" (5.97m x 3.45m)

KITCHEN

10' 10" x 10' 2" (3.3m x 3.1m)

REAR PORCH

5' 6" x 4' 8" (1.68m x 1.42m)

FIRST FLOOR

LANDING

BEDROOM 1

14' 9" x 11' 4" (4.5m x 3.45m)

BEDROOM 2

11' 4" x 10' 2" (3.45m x 3.1m)

BATHROOM

7' 8" x 5' 5" (2.34m x 1.65m)



Bell Common