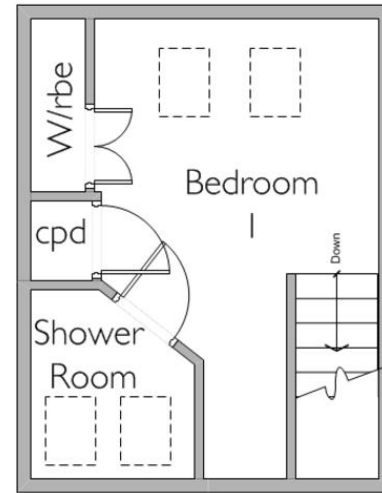




Ground Floor



First Floor



Second Floor

Gross Internal Floor Area
Approximately: 1,013 sq.ft./94sq.m.



FREE MARKET APPRAISAL

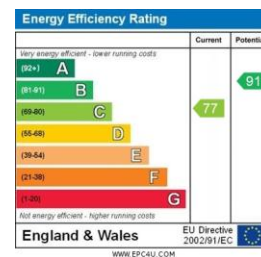
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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.



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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.



**2 Park Side
Epping, CM16 6SS
£625,000**



- Gated Private Road
- Private Parking
- 3 Bedrooms

- 2 Bath/Shower Rooms
- Immaculate Garden
- Conservatory with Underfloor Heating

This three-storey, 3-bedroom house was constructed as part of one of the town's most highly-sought and GATED developments. Standing in a private location just off Tidys Lane, Park Side is extremely well-placed for access to the open recreational grounds of Stonards Hill, areas of Epping Forest and Epping High Street with its excellent range of eateries, cafes, coffee houses and shops. The station is within reasonable walking distance giving ready access to the City. The house has an appealing open-plan design which has been enhanced with a Conservatory that opens to the low-maintenance rear garden.

GROUND FLOOR

OPEN PLAN LIVING, DINING AND KITCHEN

24' 10" x 13' 0" max (7.57m x 3.96m)

CONSERVATORY

10' 9" x 9' 10" (3.28m x 3m)

WC

FIRST FLOOR

LANDING

BEDROOM 2

13' 3" max x 9' 3" max (4.04m x 2.82m)

BEDROOM 3

9' 3" x 6' 0" (2.82m x 1.83m)

BATHROOM & WC

SECOND FLOOR

BEDROOM 1

17' 4" avg x 13' 0" max (5.28m x 3.96m)

Measurements taken at approx. 1.5m head height in areas with sloping ceilings and including a bank of built-in wardrobes.

A built-in cupboard conceals the combi boiler and plumbing for a washing machine.

EN-SUITE SHOWER & WC

EXTERIOR

The rear garden is laid to a low-maintenance design incorporating a good area of artificial lawn and a paved terrace. A handgate opens to the side of the house where there is an allocated parking space. Within the rear garden is a good timber-built shed with electric power and light connected.

A charge is payable in respect of the private road and function of the gates – this is understood to be in the region of £529pa (subject to confirmation by the seller's solicitors).

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 '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

