

Total area: approx. 119.8 sq. metres (1289.9 sq. feet)



### FREE MARKET APPRAISAL

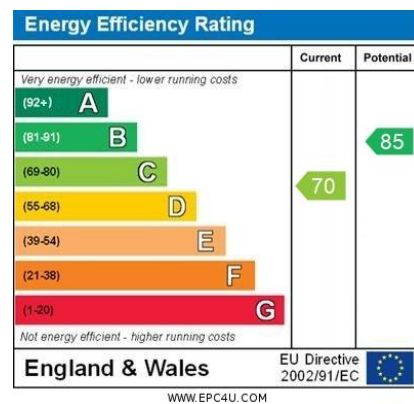
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

### 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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Epping, CM16 4LA  
£560,000

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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.



- Family Home
- Well Presented Throughout
- Contemporary Feel

- East-Facing Garden
- Gas Central Heating
- Double Glazing

A great family home that is ready for a new owner to move straight into having been smartly updated and extended onto the second floor in the past. The house stands in quiet residential area that's just a short walk from the Central Line station, Ivy Chimneys School and the High Street where there is a good choice of cafes, restaurants, shops and other amenities. The layout ticks the boxes for family living. There's a good porch giving space for a buggy, coats and shoes, an attractive open plan dining and day kitchen that opens straight into the garden, a well-proportioned living room, study space on the landing and three double bedrooms with an en-suite to the master.

#### GROUND FLOOR

##### ENTRANCE PORCH

Built-in store.

##### OPEN PLAN DINING & DAY KITCHEN

18' 5" x 13' 1" (5.61m x 3.99m)

##### LIVING ROOM

18' 5" x 10' 5" (5.61m x 3.18m)

##### FIRST FLOOR

##### LANDING / STUDY AREA

17' 5" x 7' 1" (5.31m x 2.16m)

##### BEDROOM 2

15' 5" x 9' 9" (4.7m x 2.97m)

##### BEDROOM 3

10' 9" x 10' 5" (3.28m x 3.18m)

##### BATHROOM & WC

##### SECOND FLOOR

##### LANDING

##### BEDROOM 1

16' 4" x 15' 5" (4.98m x 4.7m)

##### DRESSING AREA

#### EN-SUITE SHOWER & WC

#### EXTERIOR

The house is approached over a path that leads through the lawned front garden.

The rear garden is enclosed by fencing and is laid to lawn with a deck and paved patio area. A handgate opens to a path at the rear.

Springfield lies within a Residents' Parking Scheme Area and there are a number of bays along the road for the use of residents with permits.

#### 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).

#### 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.

#### COUNCIL TAX

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

#### SCHOOL PRIORITY ADMISSIONS AREA

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



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

