



Gross Internal Floor Area:  
Approximately  
774 sq.ft. / 72 sq.m.



#### FREE MARKET APPRAISAL

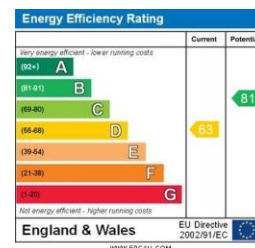
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

#### 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.



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Email: enquiries@stevenette.com

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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.



9 Rahn Road  
Epping, CM16 4JB  
£650,000



### 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 'D'.



- Semi-Detached Bungalow
- 2 Bedrooms (was 3)
- Smartly Presented

- Lovely Garden
- Gas Central Heating
- Double Glazing

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

This semi-detached bungalow stands in a cul-de-sac that is perfectly placed for walking to the High Street and its great range of cafes, shops and restaurants as well as the Central Line station. The property offers very well-balanced accommodation that is light, bright and crisply presented meaning a new owner can simply put their furniture in and their feet up! To the rear is a very pleasant enclosed garden and there is ample parking to the front.

### ENTRANCE HALL

### LIVING & DINING ROOM

18' 2" max x 13' 10" max (5.54m x 4.22m)

### KITCHEN

11' 2" x 8' 11" (3.4m x 2.72m)

### CONSERVATORY

8' 6" x 7' 3" (2.59m x 2.21m)

### BEDROOM I

12' 7" x 9' 1" (3.84m x 2.77m)

### BEDROOM 2

11' 11" x 9' 10" (3.63m x 3m)

### SHOWER ROOM & WC

### EXTERIOR

The bungalow stands behind an attractively paved area that offers excellent off-street parking and this extends to the side of the building.

The rear garden is very private and is laid to lawn with established shrub borders. The garden is enclosed by fencing and a gate gives access down the side of the building to the front.

