



**Price**  
**£550,000**

**Freehold**

2x  1x  1x 

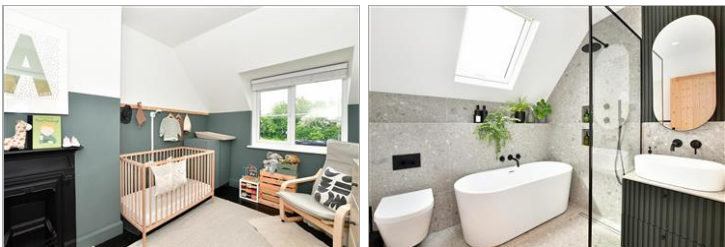
**Epping Green, Epping,  
Essex, CM16**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- Semi-detached period house
- Newly renovated throughout
- New boiler and central heating system
- Planning permission granted for single storey rear extension
- Potential for double storey side extension (subject to planning permission)

## Accommodation

### GROUND FLOOR

Entrance

Lounge/Diner: 20'10 x 11'9 (6.35m x 3.58m)

Kitchen: 7'10 x 6'8 (2.39m x 2.03m)

Lean-to

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 13'0 x 9'6 (3.97m x 2.90m)

Bedroom 2: 10'10 x 8'5 (3.30m x 2.57m)

Family Bathroom

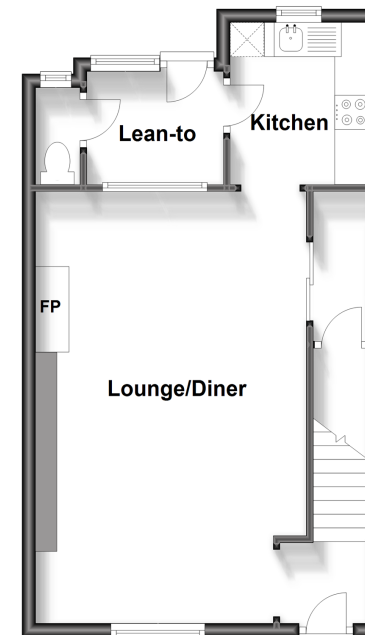
### OUTSIDE

Rear Garden

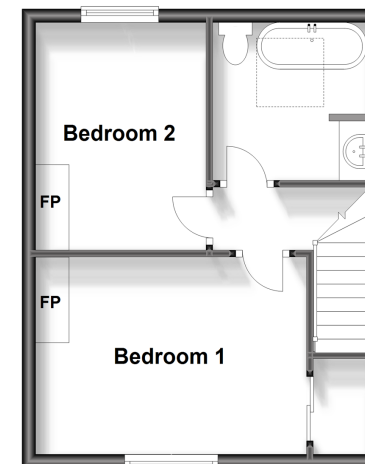
Front Garden

Off Road Parking

**Ground Floor**  
Approx. 41.3 sq. metres (444.1 sq. feet)



**First Floor**  
Approx. 31.3 sq. metres (336.7 sq. feet)



**Call Epping - 01992 560600 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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