



# Three Bedroom Detached Bungalow



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Freehold  
 Council Tax Band: E  
 EPC Rating: F

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

## Homefield Close, Epping, CM164RB

Asking Price £900,000 Freehold



To view call **0208 504 2222**  
 Email [buckhursthill@churchill-estates.co.uk](mailto:buckhursthill@churchill-estates.co.uk)

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Churchill estates are proud to bring to the market this substantial 3-bedroom bungalow situated in a quiet and peaceful Epping location. The property is presented to an extremely high standard and comprises of many features, large kitchen diner, living room, three bedrooms (one currently being used as an office), beautifully designed bathroom suite, en suite to master bedroom, garage, multiple parking and a large patio are leading to a garden.

Epping is a highly sought-after village, well situated for access to London via central line station offering services to Liverpool Street. The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, sports hall, public houses and a good range of shops. The village enjoys good access to the M25 and M11.



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