



## Hemnall Street, Epping, CM16 4NB

\* GROUND FLOOR FLAT \* CLOSE TO HIGH STREET \* CHAIN FREE \* REQUIRES MODERNISATION \* FREEHOLD \* OWN PRIVATE GARDEN \* SHORT WALK TO EPPING STATION \*

Nestled in the heart of Epping on Hemnall Street, this ground floor flat presents an excellent opportunity for those looking to create their ideal living space. With two bedrooms and a well-proportioned reception room, this purpose-built apartment is ripe for modernisation, allowing you to tailor it to your personal taste.

Upon entering, you are greeted by a hallway that features built-in storage, providing practical space for your belongings. The kitchen offers a functional area for culinary pursuits, while the front lounge, adorned with double doors, opens directly onto your own private garden. This outdoor space is a delightful retreat, surrounded by mature shrubs and flowers, perfect for enjoying the fresh air or entertaining guests.

The property comprises two comfortable bedrooms, ideal for a small family or as a guest room, alongside a shower room that caters to your daily needs. Additionally, the flat benefits from off-street parking, ensuring convenience for you or your visitors.

One of the standout features of this property is its prime location. Just a short stroll away, you will find the vibrant High Street, brimming with shops, cafes, and amenities. Epping Station is also within walking distance, providing easy access to central London and beyond.

Being chain free and freehold, this flat offers a straightforward purchasing process, making it an attractive option for first-time buyers or investors alike. With its potential for modernisation and its enviable location, this property is not to be missed. Embrace the opportunity to make this flat your own in the picturesque town of Epping.



**O.I.E.O £350,000**

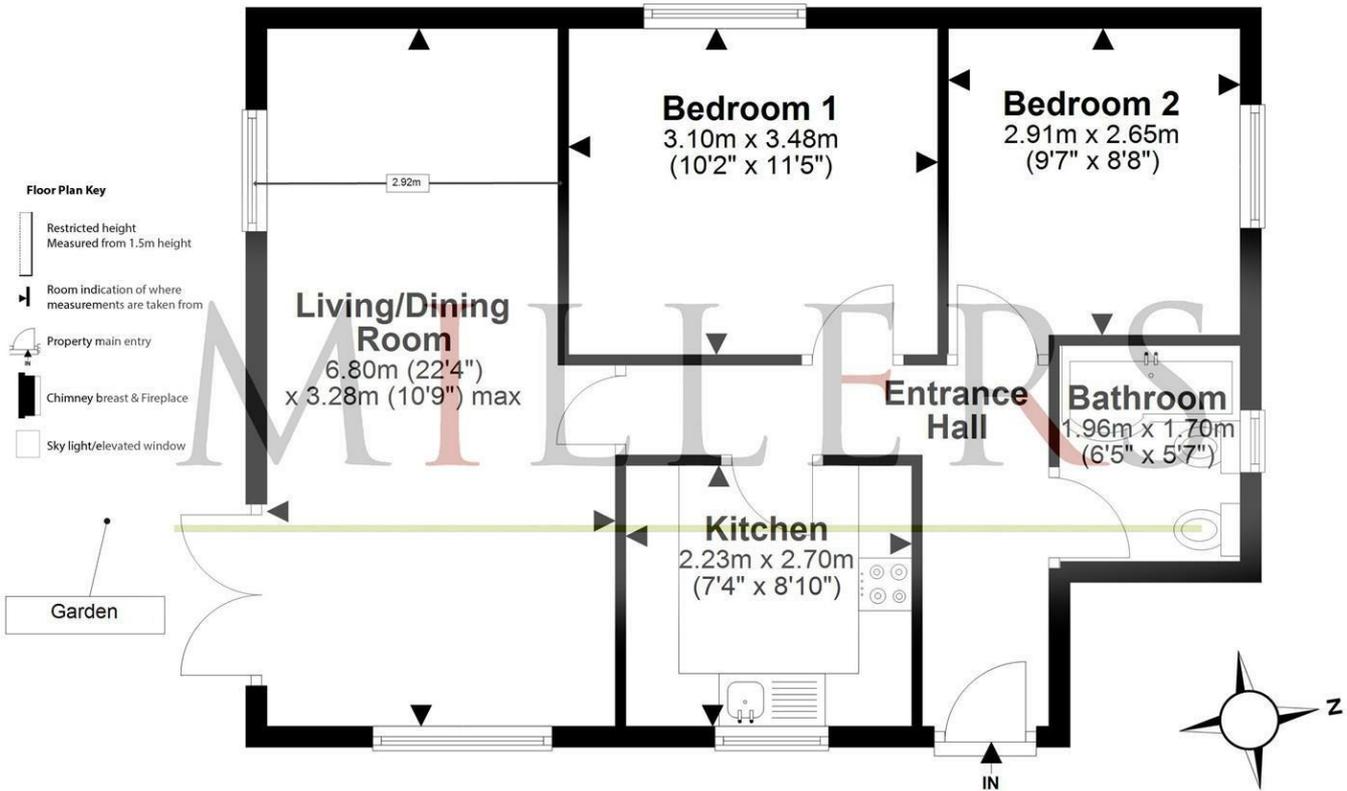
- GROUND FLOOR FLAT
- REQUIRES MODERNISATION
- OWN FRONT GARDEN
- OFF STREET PARKING
- FREEHOLD
- NO ONWARD CHAIN
- 200 METERS TO HIGH ST
- DESIRABLE LOCATION
- TWO BEDROOMS



**MILLERS**  
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## Ground Floor

Approx. 48.4 sq. metres (521.0 sq. feet)



Total area: approx. 48.4 sq. metres (521.0 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage. Plan produced using PlanUp.

## Property Dimensions

### GROUND FLOOR

#### Entrance Hall

**Living Dining Room** 22'4" x 10'9" (6.80m x 3.28m)

**Kitchen** 7'4" x 8'10" (2.23m x 2.70m)

**Bedroom One** 10'2" x 11'5" (3.10m x 3.48m)

**Bedroom Two** 9'7" x 8'8" (2.91m x 2.65m)

**Bathroom** 6'5" x 5'7" (1.96m x 1.70m)

### EXTERNAL AREA

#### Allocated Parking

#### Garden Area

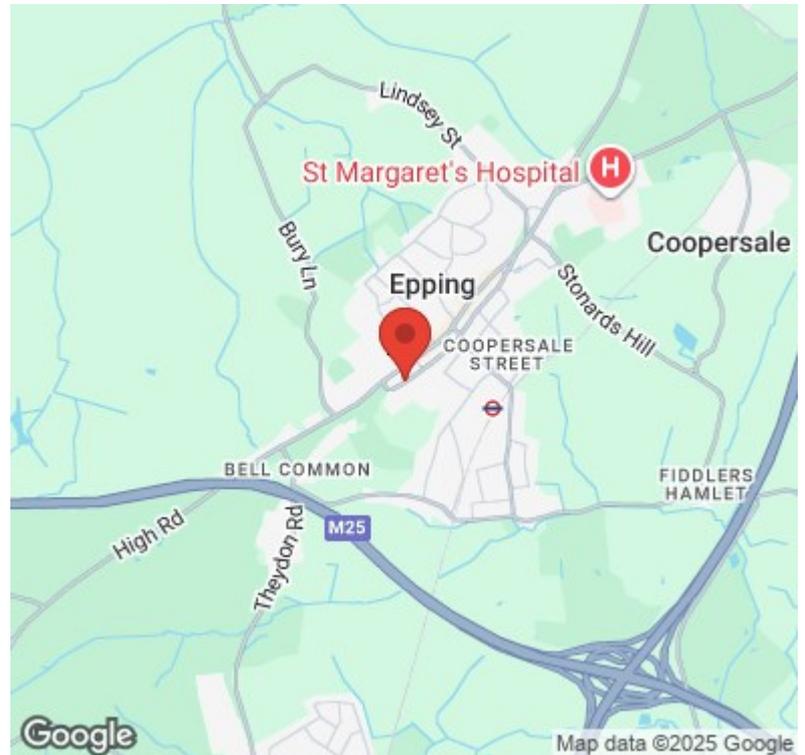
# MILLERS

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## Directions

**START:** Millers 229 High Street, Epping, CM16 54BP. From our High Street office turning right towards Loughton. At the Duke of Wellington pub turn left. Turn right at Hemnall Street and the property appears on the right hand side just past the veterinary surgery. **ARRIVE:** Annes Court, Hemnall Street, Epping, CM16 4NB.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			71
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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