



FORTUNE & COATES

The People's Estate Agent

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41 High Road, Epping, CM16 6HW

Offers in excess of £450,000

Fortune and Coates are delighted to offer to the market this well-presented three-bedroom semi-detached family home, situated in the sought-after location of High Road, North Weald.

Upon entering, you are welcomed by an inviting entrance hallway with stairs rising to the first floor and access into the living room.

The living room is positioned to the front of the property and benefits from a bay window, allowing plenty of natural light to flow through. A feature fireplace creates a cosy focal point, making it a bright and comfortable space ideal for relaxing.

Living room 11'3" x 14'4" (3.44 x 4.37)

Dining area 14'4" x 10'1" (4.39 x 3.09)

Play room 7'2" x 17'7" (2.18m x 5.36m)

Kitchen 6'10" x 10'9" (2.10 x 3.30)

Conservatory 7'2" x 11'7" (2.19 x 3.55)

Bedroom 14'5" x 10'1" (4.40 x 3.09)

Bedroom 11'3" x 12'8" (3.43 x 3.88)

Bedroom 7'2" x 14'9" (2.19 x 4.52)

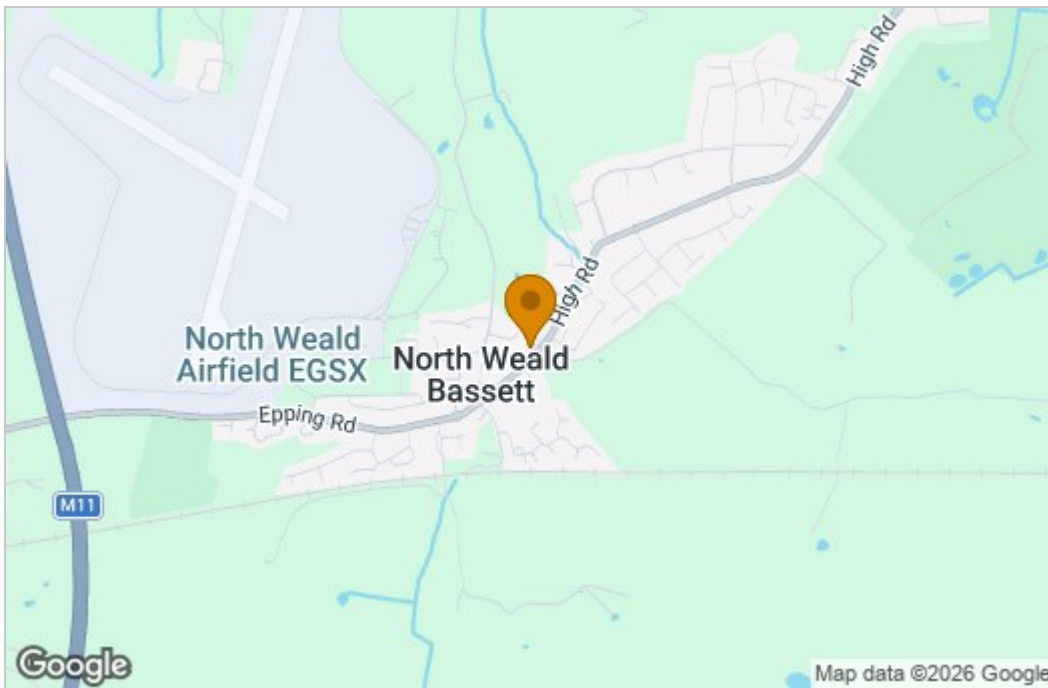
AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Floor Plan

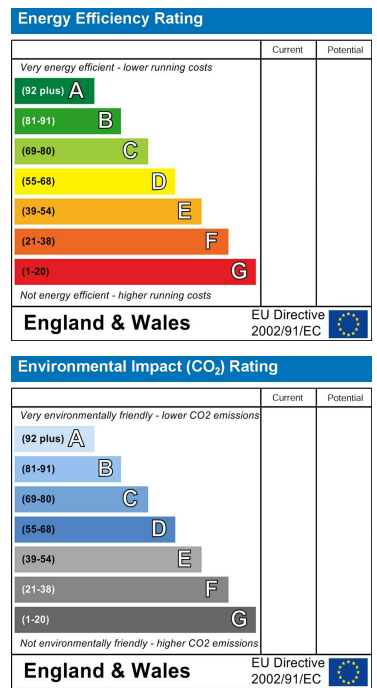


Total Area: approx. 106.7 m² ... 1148 ft²
 THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
 Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.
 Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph



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