



**Allnutts Road, Epping, CM16**

£500,000 In Excess of

Hammond  
& Smith



# Property Description

A splendid two bedroom Victorian terrace located on Allnutts Road, Epping. A historic home with a modern twist, this is a property not to be missed.

"This has been the perfect first home for us, we have loved its open layout and spacious garden, with the added bonus of being less than ten minutes walk from the tube station, a 15 minute walk to Epping Forest and surrounded by beautiful countryside."

Offering all the delights of a dreamy Victorian - beautiful brick facade, slate roof and sash windows - this wonderful home offers so much more than the traditional two up two down. A home with a heart, this property has been lovingly restored over the years for modern family living. Ready to welcome its new owners, as you enter this home a handy porch offers room to put shoes and boots before entering the open-plan lounge/diner. With a crisp neutral palette and lots of natural light this room is a true delight. We love the central spiral staircase - simply sleek and stylish, plus a real space saver too! To the rear of the home is the galley style kitchen of shaker fitted units and integrated appliances, with a door leading out onto the rear garden.

Heading upstairs you will find two bedrooms and the family bathroom. The master bedroom sits to the front of the house and is a good size, complete with fitted wardrobes. The bathroom sits to the rear, again offering great space, complete with shower and separate bath tub.

Outside, you are blessed with a delightful south facing garden. An outdoor oasis that calls for summer bbq's with friends, this is a great social space with low maintenance patio and lawn areas.



Nestled in the desirable locale of Epping positioned in Allnutts Road, this is a great spot to call home. CM16s charms need little introduction but for those new to the area, welcome to a treasure trove of activity, wonder and delight. Epping is a mecca for local families to enjoy - with the forest, parks, pubs, restaurants, cafes and more. Plus, from here you are moments from Ivy Chimney's Primary and the London Underground's Central Line. A place you will never want to leave, and a truly captivating place to live.

EPC Rating: D

## Key Features

- ✓ CLOSE TO EPPING STATION
- ✓ POTENTIAL TO EXTEND (STP)
- ✓ SOUTHERLY FACING GARDEN
- ✓ PERIOD FEATURES
- ✓ SPACIOUS FOUR PIECE BATHROOM
- ✓ CLOSE TO EPPING GOLF CLUB
- ✓ PICTURESQUE WALKS NEAR BY
- ✓ NEW BOILER 2020





# Rooms

Porch Entrance

Lounge/ Diner

27' 5" x 11' 4" (8.36m x 3.45m)

Kitchen

18' 5" x 7' 1" (5.61m x 2.16m)

First Floor

Bedroom One

12' 4" x 11' 2" (3.76m x 3.4m)

Bedroom Two

9' 3" x 7' 11" (2.82m x 2.41m)

Bathroom

8' 9" x 7' 1" (2.67m x 2.16m)

# External Areas

## Garden

### South Facing

Great size south facing garden with rear access and veggie patch, great for the green fingered.

## Permit

### 2 Parking Spaces















# All



Floorplans are provided for guidance only. They are not to scale & must not form any part of a legal contract or be reproduced  
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