



**Ingelsmead, Epping, CM16**

£550,000 In Excess of

Hammond  
& Smith



# Property Description

A beautifully designed three bedroom semi-detached home in the heart of Epping.

'The secret ingredient is love' and it's easy to see how this home has been lovingly developed by its current owners. Located within Ingelsmead to the west of the high street, this family home is a delight. With off road parking, sleek interiors, spacious rooms and more here you will find a crisp and cohesive space in a sought after location. Stepping into the hallway the homely living room sits on the right with the open plan kitchen/diner straight ahead. This great space offers a confident mix of materials and colour, quite simply bright and beautiful! The u-shaped kitchen of blue fitted units and dark worktops adds warmth and interest against the neutral canvas of the room, with the large sliding garden doors flooding the room with natural light. Heading upstairs you will find the family bathroom along with two double bedrooms and a good sized single.

Outside the rear garden offers plenty of greenery and an outbuilding for storage. The perfect man cave, home office or perhaps even your home gym!

Moments from Epping high street, Ingelsmead sits within the heart of the community. For families, the Lower Swaines Recreation ground and Epping Primary are both a short stroll away. Picture Sundays heading into town for a morning coffee, followed by a walk in the historic forest and then maybe lunch in one of the fabulous choice of restaurants. A great spot to call home!

EPC Rating: D



## Key Features

- ✓ MODERN FAMILY HOME
- ✓ CLOSE TO SHOPS
- ✓ OFF ROAD PARKING
- ✓ POTENTIAL TO EXTEND (stp)
- ✓ CLOSE TO EPPING PRIMARY
- ✓ SEPARATE LOUNGE
- ✓ DOUBLE GLAZED
- ✓ NEW BOILER 2020



# Rooms

## Entrance Hall

## Lounge

13' 3" x 12' 3" (4.03m x 3.73m)

## Kitchen/ Diner

18' 8" x 9' 12" (5.69m x 3.04m)

## First Floor

## Bedroom One

12' 9" x 9' 11" (3.88m x 3.03m)

## Bedroom Two

10' 5" x 10' 0" (3.17m x 3.05m)

## Bedroom Three

8' 3" x 8' 4" (2.52m x 2.55m)

## Bathroom

# External Areas

Garden

Off Road

2 Parking Spaces

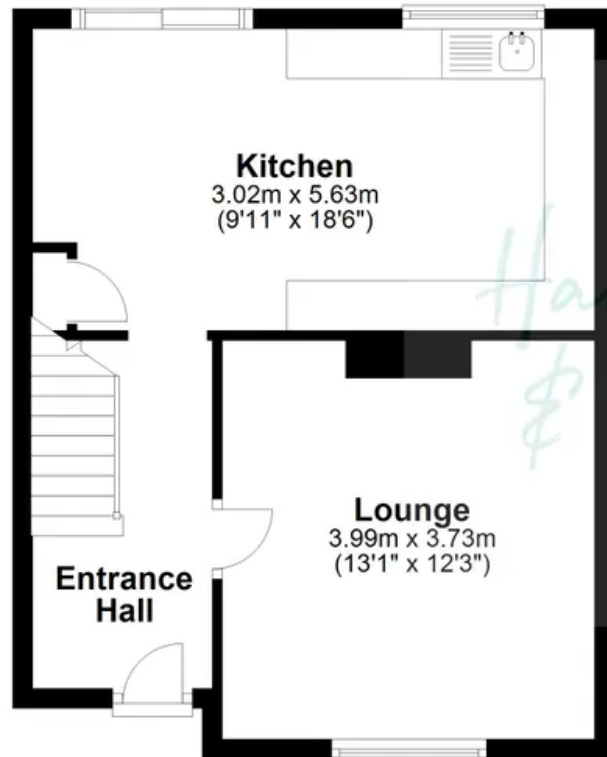






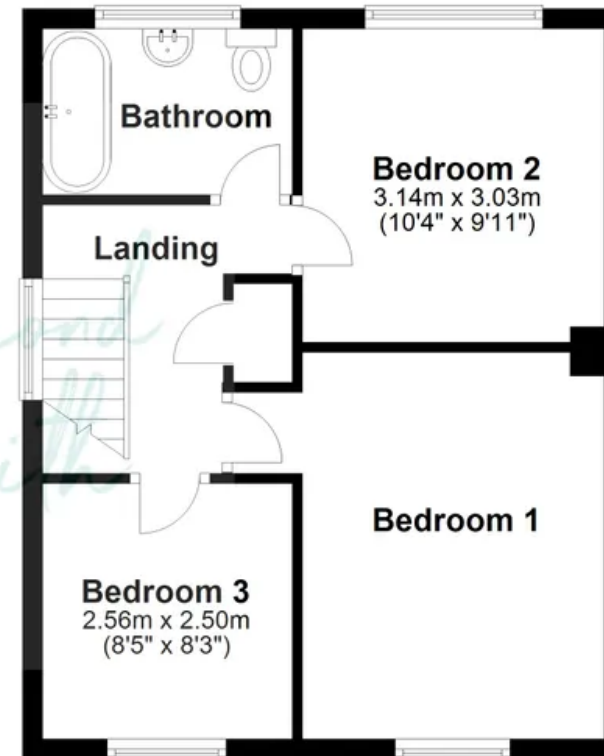
## Ground Floor

Approx. 39.1 sq. metres (420.5 sq. feet)



## First Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



Total area: approx. 79.1 sq. metres (851.4 sq. feet)

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

Plan produced using PlanUp.

**Hammond & Smith**

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