



**Lower Swaines, Epping, CM16**

£500,000 Offers Over

*Hammond  
& Smith*

# Property Description

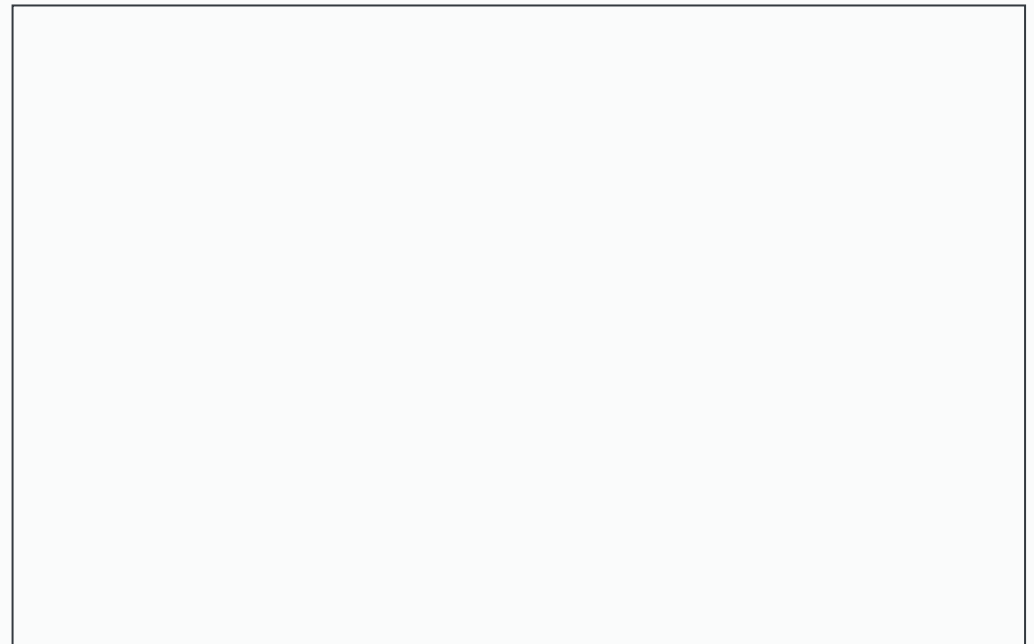
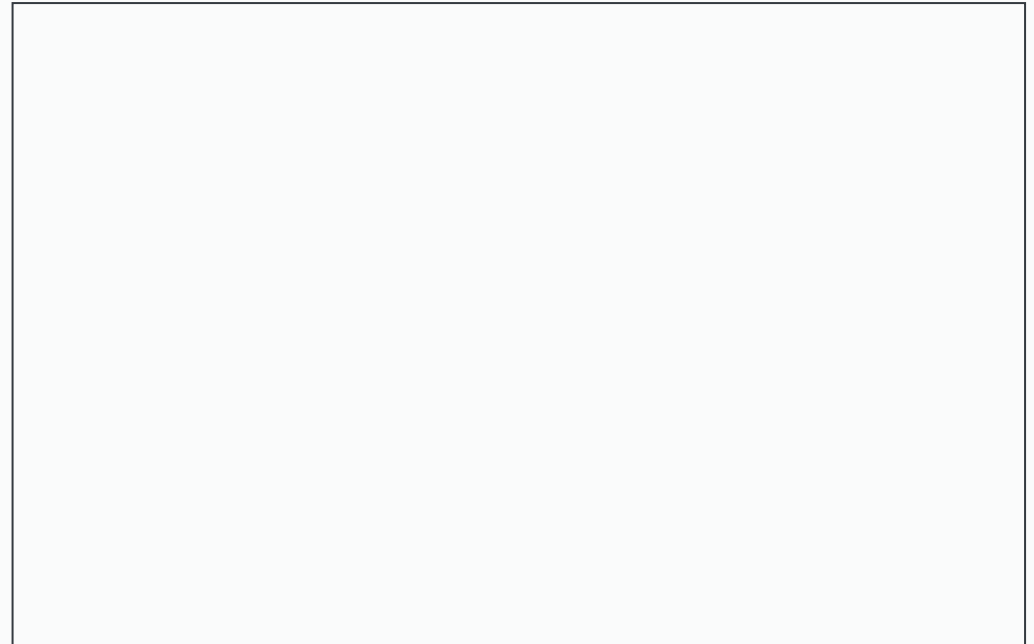
A three bedroom chain free semi-detached family home perfectly placed in Lower Swaines, Epping. With plenty of potential, here you have a fantastic opportunity to create a place you will never want to leave.

Set back from a communal green, this home sits peacefully within a popular locale close to Lower Swaines Recreation Ground and Epping Primary School. Inside you are welcomed by a good sized hallway with a spacious lounge/diner sitting to the right. The lounge provides a bright front bay window and gas fireplace, with sliding doors from the dining area looking out onto the back garden. Completing the ground floor is the kitchen - we love the feature stained glass window adding a splash of colour.

Heading upstairs you have two double bedrooms and a good sized single, with the master bedroom providing superb views over open fields. The family bathroom along with a separate Wc, completes the first floor.

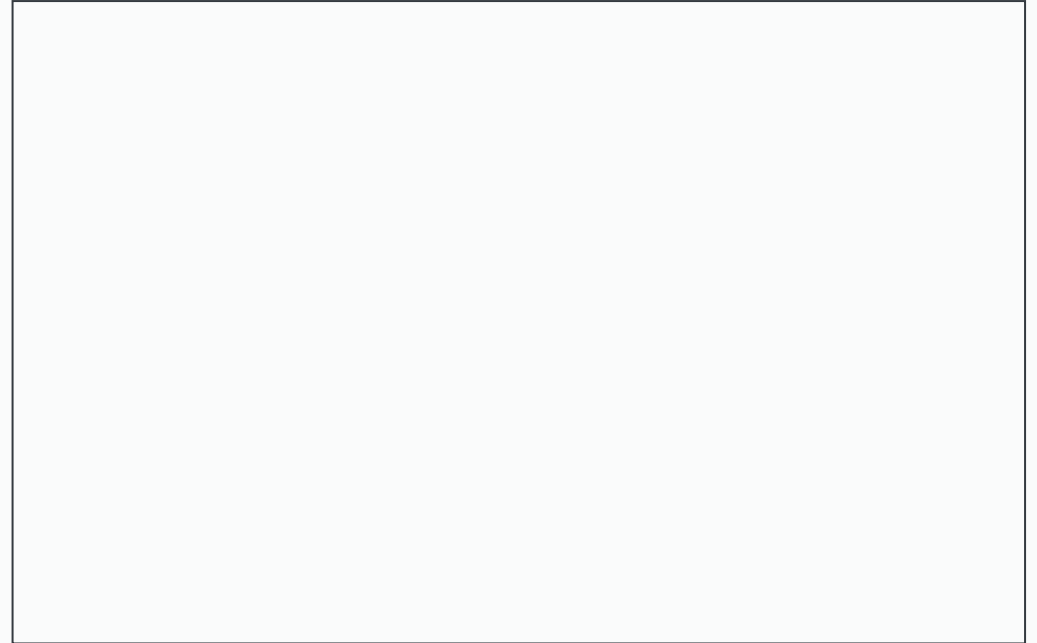
Outside, the private rear garden is awash with green foliage and mature plants, all providing a fantastic opportunity for you to add your own mark.

Lower Swaines is ideally placed in Epping, moments from the High Street. Epping is a mecca for families to explore and enjoy, from the delights of the forest to the bustling town centre full of cafes, eateries and more. With the underground station also in location whisking you into the city within 20 minutes, it's no wonder why this is such a popular spot. A simply enviable place to love and call home.



## Key Features

- ✓ CHAIN FREE
- ✓ MATURE REAR GARDEN
- ✓ POTENTIAL TO EXTEND (STP)
- ✓ CLOSE TO SCHOOLS
- ✓ SHORT WALK TO HIGH STREET
- ✓ LOUNGE/ DINER
- ✓ SIDE ACCESS
- ✓ FIELD VIEWS TO REAR



# Rooms

## Entrance Hall

## Lounge

14' 8" x 12' 6" (4.46m x 3.82m)

## Dining Room

10' 8" x 8' 5" (3.24m x 2.57m)

## Kitchen

10' 8" x 10' 1" (3.24m x 3.07m)

## First Floor

## Bedroom One

11' 8" x 10' 6" (3.56m x 3.21m)

## Bedroom Two

11' 9" x 10' 8" (3.59m x 3.24m)

## Bedroom Three

8' 10" x 8' 2" (2.68m x 2.49m)

## Bathroom

## Wc

# External Areas

## Garden

West Facing

## On Road

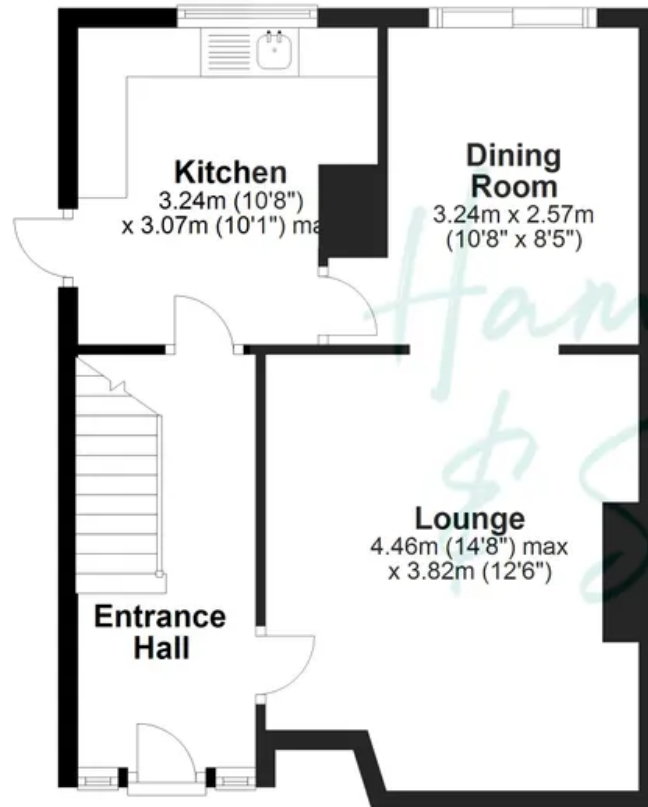
## Permit

2 Parking Spaces

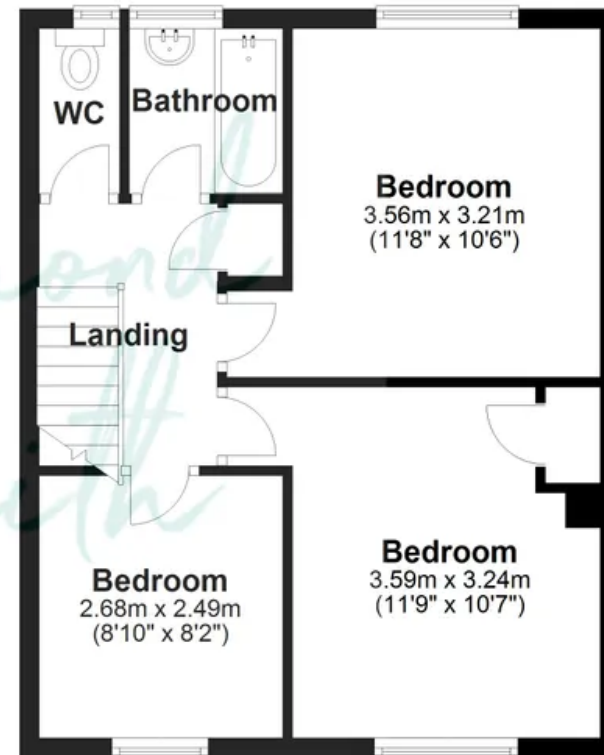


All

### Ground Floor



### First Floor



Total area: approx. 85.2 sq. metres (917.0 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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