



Nicholl Road, Epping, CM16

£725,000 In Excess of

Hammond
& Smith

Property Description

A sleek and spacious three bedroom semi-detached home sitting in the sought after spot of Nicholl Road, Epping.

Arriving at this great home all the boxes get a big tick, with off road parking, garage and plenty of curb appeal. Inside natural light floods the space, embellished with a sparkling white canvas. Within the living room, we love the mid-century styling and pops of colour which suit this home so well. To the back of the property sits the kitchen/diner. A crisp, cohesive space complete with white fitted units, integrated appliances and plenty of room for your dining table and chairs. Get the friends and family round, pull up a seat and enjoy those all important get togethers! What's more, the ground floor doesn't finish there - off the kitchen you'll find a great study space, currently used as a bedroom but could equally make a fabulous children playroom or home office. You'll also find a handy ground floor shower room along with access to the garage.

Heading upstairs sit three bedrooms with the third currently used as a home office. The spacious family bathroom is a real treat, with modern polished styling, bath tub and separate shower.

Outside the private rear garden is a lovely lush green space full of mature shrubs, lawn and patio area. A great spot to light up the bbq and enjoy the sunshine on a summers day.

Nicholl Road is nestled right in the heart of Epping, simply moments from the High Street that's full of restaurants, food stores, shops and boutiques. CM16s charms need little introduction but if you're new to the area, the historic Epping Forest beckons for weekend walks and adventures, and the tube into London is only a hop, skip and a jump away! A neighbourhood that has it all, this is a superb place to call home.



EPC Rating: D

Key Features

- ✓ CLOSE PROXIMITY TO EPPING TUBE STATION
- ✓ HIGHLY SOUGHT AFTER LOCATION
- ✓ OFF ROAD PARKING & GARAGE
- ✓ MODERN BATHROOM
- ✓ KITCHEN/ DINER
- ✓ DOWNSTAIRS STUDY/ PLAYROOM
- ✓ SHORT WALK TO HIGH STREET
- ✓ CHAIN FREE
- ✓ NEW BOILER 2018



Rooms

Hallway

11' 10" x 6' 3" (3.6m x 1.9m)

Lounge

13' 9" x 11' 12" (4.19m x 3.66m)

Kitchen/ Diner

13' 2" x 19' 5" (4.01m x 5.91m)

Down stairs Shower Room

7' 7" x 3' 8" (2.3m x 1.12m)

shower room and wc

Study/ Play Room

10' 8" x 7' 11" (3.25m x 2.41m)

Bedroom One

13' 10" x 12' 0" (4.21m x 3.66m)

Built in wardrobes

Bedroom Two

12' 2" x 11' 1" (3.72m x 3.37m)

Bedroom Three

8' 10" x 7' 1" (2.68m x 2.17m)

Bathroom

8' 1" x 8' 0" (2.47m x 2.44m)

External Areas

Garden

South East Facing

Patio area, steps down to a lawn area with shrub borders.

Garage

Single Garage

Garage measures 5.21m x 2.29m

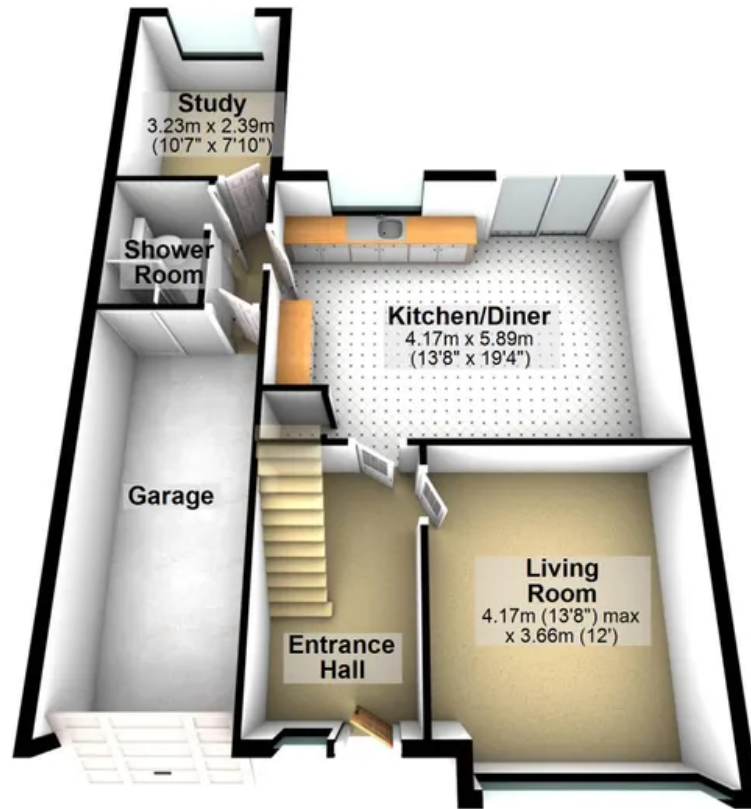
Off Road

2 Parking Spaces





Ground Floor



First Floor



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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