



Palmers Hill, Spriggs Court Palmers Hill, CM16

£475,000 In Excess of

Hammond
& Smith

Property Description

A two/three bedroom ground floor apartment with private garden, enviably located in Spriggs Court, right in the heart of Epping.

With its elegant brick facade, superb sash windows and smart gravel-stoned drive, the apartment block of Spriggs Court Epping is a fabulous place to live. Over-looking Epping war memorial and moments from the high street, this is central apartment living at its best.

Inside, you'll find a charming shaker style fitted kitchen with butler sink and integrated appliances. The lounge is bright and spacious, with gorgeous french doors opening out onto your own private garden. Grab a glass of something cold and step outside into your little oasis - this addition is a real treat!

Back inside you'll find two good sized double bedrooms, one with an en-suite shower room. The third bedroom could be used as a dining room, home office or perhaps even a children's playroom. The family bathroom complete this great home.

Spriggs Court is superbly placed in Epping, where you can walk to everything you need. If you're new to the area, on the weekend why not take a stroll down to Harleys and treat yourself to breakie followed by a walk in the forest. Or maybe catch the tube into London. New adventures await you here! A simply wonderful place to call home.



Key Features

- ✓ CHAIN FREE
- ✓ GROUND FLOOR
- ✓ TWO DOUBLE BEDROOMS
- ✓ PRIVATE GARDEN
- ✓ SHARE OF FREEHOLD
- ✓ WALKING DISTANCE TO STATION/HIGH STREET
- ✓ EN-SUITE SHOWER ROOM
- ✓ FULLY FITTED KITCHEN



Rooms

Hallway

Here you will find storage cupboard.

Lounge

16' 11" x 11' 5" (5.15m x 3.47m)

Doors on to garden

Kitchen

9' 1" x 9' 3" (2.77m x 2.81m)

Bedroom

10' 4" x 9' 10" (3.16m x 3m)

En Suite

2' 11" x 6' 3" (0.9m x 1.91m)

Shower, Wc & basin

Bedroom 2

13' 7" x 9' 3" (4.14m x 2.83m)

Bedroom 3

5' 11" x 10' 12" (1.81m x 3.35m)

Bathroom

5' 5" x 6' 1" (1.64m x 1.86m)

External Areas

Garden







Spriggs Court

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Ground Floor

Approx. 69.2 sq. metres (745.4 sq. feet)



Total area: approx. 69.2 sq. metres (745.4 sq. feet)

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