



Hammond
& Smith

Clover Leas, Epping, CM16

£550,000 In Excess of

Hammond
& Smith

Property Description

OPEN HOUSE 27TH AUGUST

A four bedroom semi-detached home superbly placed in Clover Leas, Epping. If you are looking for somewhere to add your own stamp this property has buckets of potential to create a truly fabulous family home.

Set peacefully within a popular locale close to Lower Swaines Recreation Ground and Epping Primary School, Clover Leas is a great spot. Outside the large front garden provides plenty of scope for your desired frontage, with opportunity for off road parking if desired. Inside you're welcomed by a good sized hallway with a spacious lounge sitting to the right. With its chimney breast all set and waiting for your chosen feature fire, this room offers all the ingredients for the most cosy and intimate front room. Sitting to the rear of the home you'll find the dining, kitchen and additional reception room which could make a 5th bedroom or playroom. Completing the ground floor is separate Wc. Here you have fantastic scope to open the space up, creating a spectacular open-plan kitchen/diner of dreams opening out onto the rear garden. Upstairs you will find four double bedrooms along with the family bathroom and separate WC.

Outside, the rear garden provides plenty of potential for you to create a simply smashing space. Clear the decks and create your very own outdoor oasis!

Clover Leas is ideally placed in Epping, moments from the High Street which offers a fantastic choice of cafes, shops and restaurants. Epping is a mecca for families to explore and enjoy, from the delights of the forest to a great choice



of parks and more. With the underground station also in location, it's no wonder why this is such a popular spot. A great place to create your dream home.

****6 month mortgage rule applies to this property. Please check that your lender will lend on this property before viewing****

Key Features

- ✓ FOUR/ FIVE BEDROOMS
- ✓ POTENTIAL FOR OFF ROAD PARKING
- ✓ IN NEED OF REFURBISHMENT
- ✓ DOUBLE GLAZED
- ✓ SHORT WALK TO HIGH STREET
- ✓ CHAIN FREE
- ✓ CLOSE TO SCHOOLS



Rooms

Entrance Hall

.
Access to Airing Cupboard

Lounge

12' 8" x 11' 7" (3.87m x 3.52m)

Dining Room

10' 11" x 8' 11" (3.33m x 2.71m)

Kitchen

8' 8" x 11' 1" (2.65m x 3.37m)

Office/ Bedroom Five

8' 11" x 9' 2" (2.71m x 2.79m)

WC

.
Access to Airing Cupboard

First Floor

Access to Airing Cupboard

Bedroom One

12' 5" x 10' 3" (3.78m x 3.12m)

Bedroom Two

11' 12" x 9' 11" (3.65m x 3.02m)

Bedroom Three

12' 3" x 8' 11" (3.74m x 2.72m)

Bedroom Four

9' 4" x 7' 7" (2.85m x 2.31m)

Bathroom

Bath & Basin

Wc

.
Access to Airing Cupboard

External Areas

Rear Garden

Permit

2 Parking Spaces



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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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