

## 2 The Magpies

Epping Green, Epping

Offers Over £530,000

Council Tax band: E

Tenure: Freehold

- CHAIN FREE
- POTENTIAL TO EXTEND
- SIDE ACCESS
- BEAUTIFUL VIEWS TO REAR
- MODERN SHOWER ROOM
- GARAGE WITH UTILITY AREA
- OFF ROAD PARKING
- EPC RATING D



**Entrance Hall**

**Wc**

Wc & basin.

**Lounge**

20' 4" x 10' 6" (6.19m x 3.21m)

**Dining Room**

9' 9" x 10' 6" (2.97m x 3.21m)

**Kitchen**

11' 4" x 7' 7" (3.45m x 2.30m)

**First Floor**

**Bedroom**

17' 5" x 10' 8" (5.32m x 3.25m)

**Bedroom**

15' 3" x 10' 8" (4.66m x 3.25m)

**Bedroom**

8' 6" x 7' 8" (2.58m x 2.34m)

**Bathroom**

6' 1" x 7' 8" (1.85m x 2.34m)





*Hammo  
& Smit*



*Hammo  
& Smit*

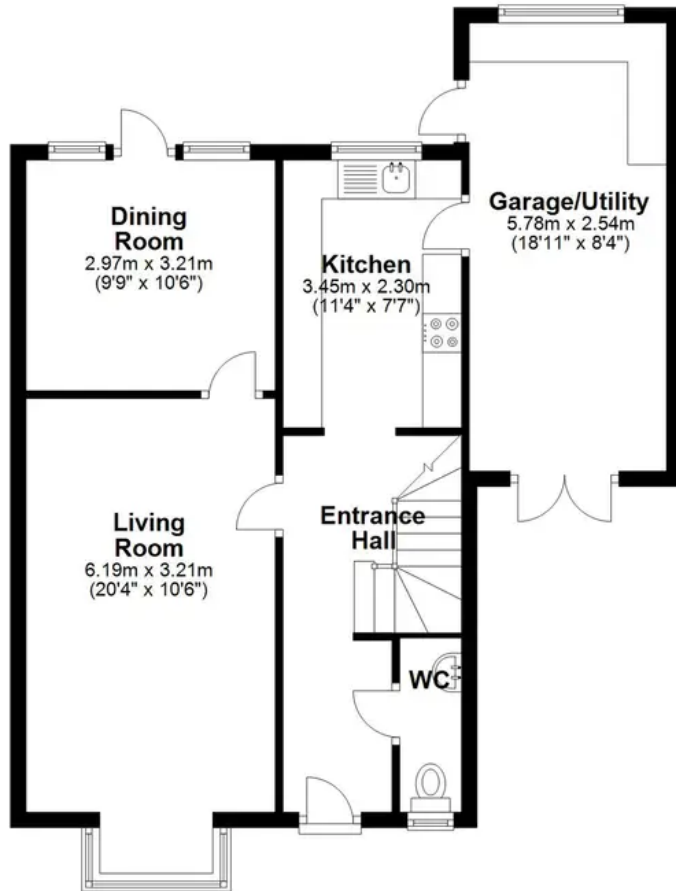
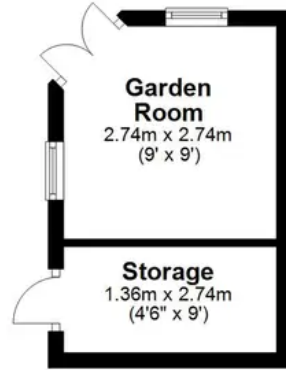


*Hammo  
& Smit*

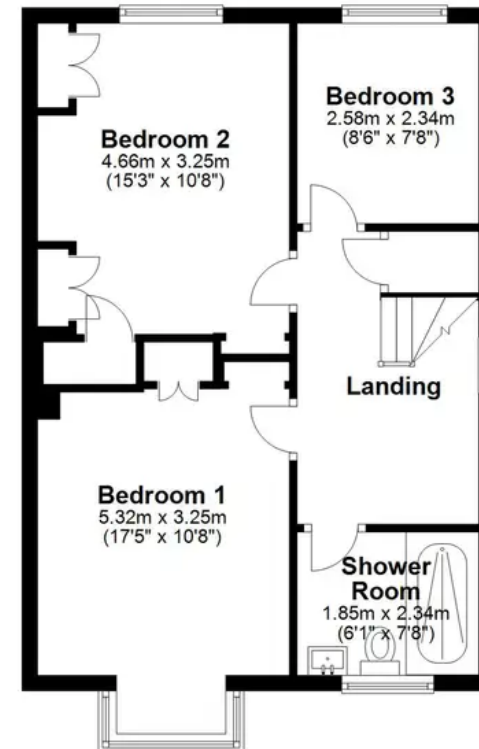


*Hammo  
& Smit*

**Ground Floor**  
Approx. 74.0 sq. metres (796.8 sq. feet)



**First Floor**  
Approx. 48.3 sq. metres (519.9 sq. feet)



Total area: approx. 122.3 sq. metres (1316.7 sq. feet)