

23 Kendal Avenue

Epping, Epping

Council Tax band: E

Tenure: Freehold

- OFF ROAD PARKING
- HIGHLY DESIRABLE LOCATION
- SHORT WALK TO EPPING STATION
- CLOSE TO EPPING HIGH STREET
- EPC RATING
- VERSATILE ACCOMODATION OVER THREE FLOORS
- DOUBLE GLAZED
- MODERN BATHROOM



Entrance Hall

Lounge

15' 3" x 11' 7" (4.65m x 3.54m)

Dining Area

13' 1" x 9' 6" (3.99m x 2.90m)

Kitchen/ Breakfast Room

26' 3" x 7' 3" (8.00m x 2.22m)

First Floor

Bedroom One

15' 1" x 10' 6" (4.60m x 3.20m)

Bedroom Two

13' 2" x 9' 6" (4.02m x 2.90m)

Bedroom Three

9' 8" x 7' 3" (2.94m x 2.22m)

En-suite Wc

Lower Ground Floor

17' 2" x 15' 3" (5.22m x 4.64m)

Bedroom Five

13' 6" x 11' 8" (4.12m x 3.56m)

Bedroom Six/ Garden Room

15' 2" x 10' 2" (4.62m x 3.09m)

Utility Room

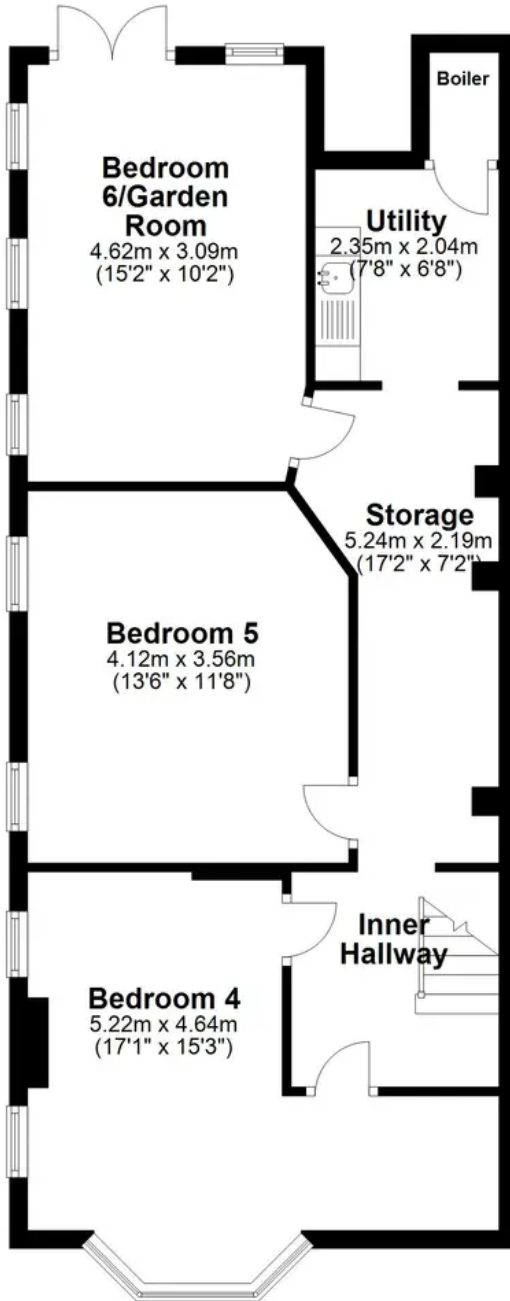
7' 9" x 6' 8" (2.35m x 2.04m)





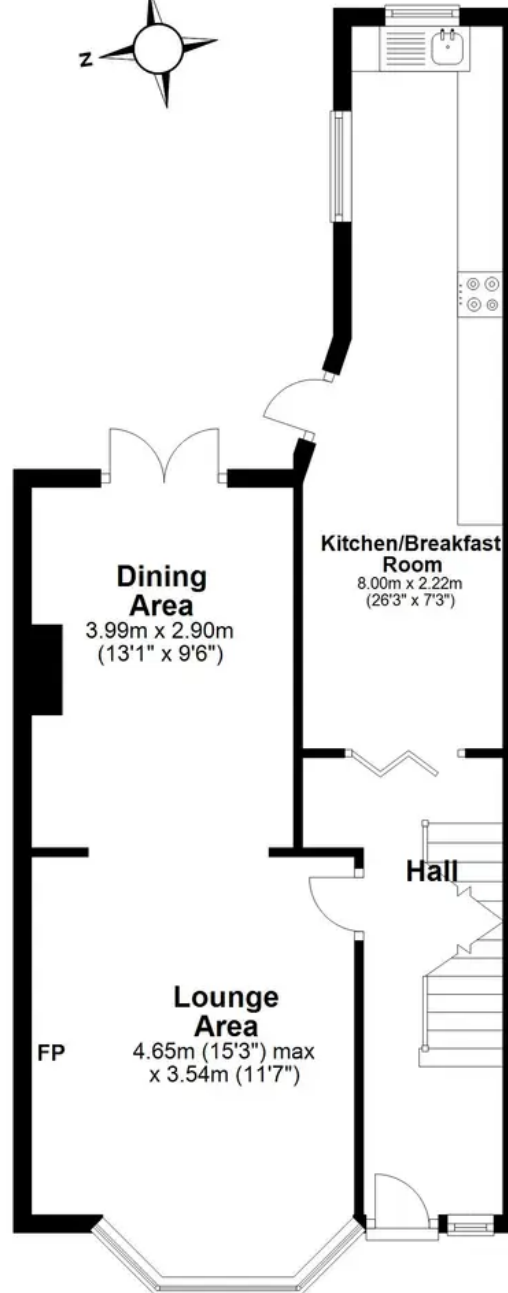
Lower Ground Floor

Approx. 66.2 sq. metres (713.0 sq. feet)



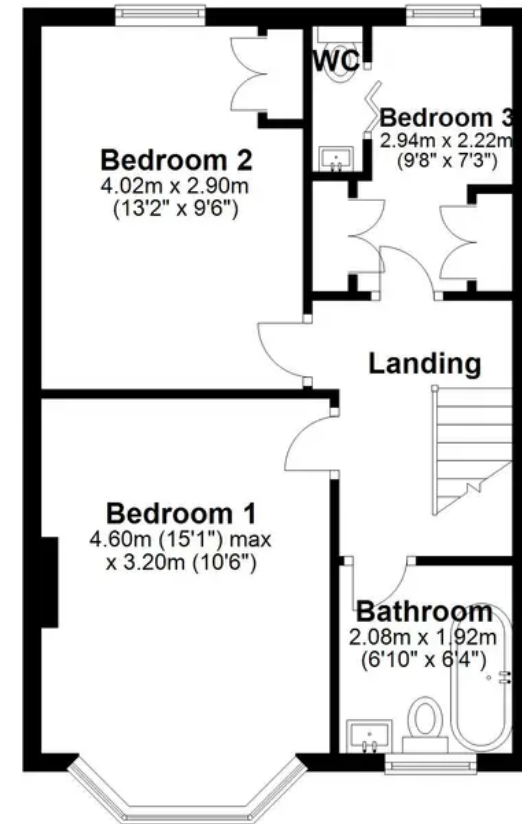
Ground Floor

Approx. 51.4 sq. metres (553.2 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.5 sq. feet)



Total area: approx. 160.0 sq. metres (1722.7 sq. feet)