

# 3 Allnutts Road

Epping, Epping

Council Tax band: E

Tenure: Freehold

- LARGE GARDEN
- OFF ROAD PARKING
- OPEN PLAN KITCHEN DINER
- DOWNSTAIRS WC
- CLOSE TO STATION AND IVY CHIMNEYS SCHOOL
- EN-SUITE TO PRIMARY BEDROOM
- WALK IN WARDROBE
- GARDEN ROOM





**Porch**

**Hall**

**Kitchen/Dining Room**

27' 4" x 12' 10" (8.34m x 3.90m)

**Living Room**

18' 7" x 13' 5" (5.66m x 4.08m)

**Downstairs WC**

**Landing**

**Bedroom 1**

12' 8" x 9' 9" (3.85m x 2.98m)

**En-Suite to Primary Bedroom**

9' 4" x 5' 7" (2.85m x 1.71m)

**Bedroom 2**

12' 10" x 10' 4" (3.90m x 3.15m)

**Bedroom 3**

12' 9" x 8' 2" (3.89m x 2.50m)

**Bathroom**

10' 4" x 5' 7" (3.15m x 1.71m)





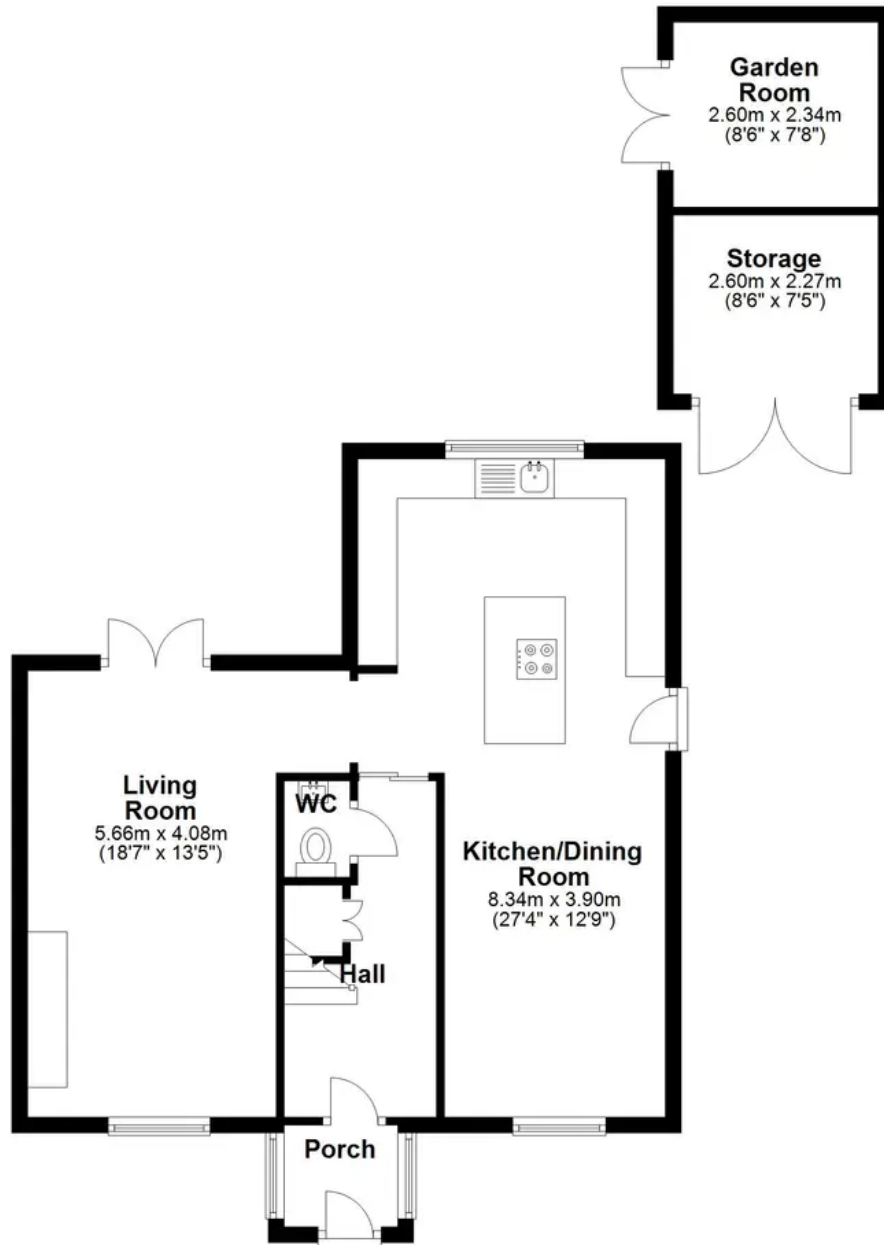






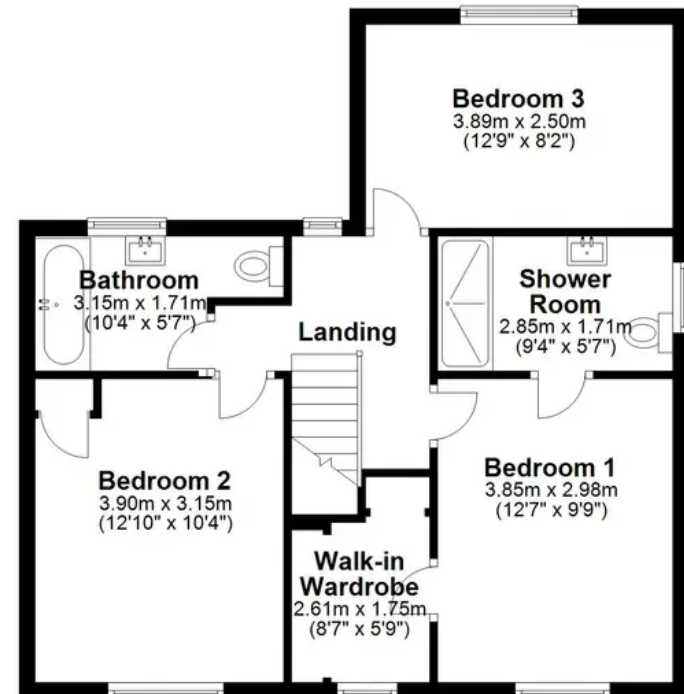
### Ground Floor

Approx. 70.4 sq. metres (757.7 sq. feet)



### First Floor

Approx. 55.8 sq. metres (600.4 sq. feet)



Total area: approx. 126.2 sq. metres (1358.1 sq. feet)