



Rayfield, Epping, CM16

£600,000 Guide Price

*Hammond
& Smith*

Property Description

Open House Saturday 25th June by appointment only.

A three bedroom semi detached home in the prime spot of Rayfield, Epping. Get ready to unlock the potential and create your dream home.

With off road parking, lush green garden and sitting right in the centre of Epping, this is a home with a heart waiting for you to add your own stamp. Inside you will find a large sunny lounge/diner which flows into the rear extension. From here you will find a door to the downstairs wet room with W/C. The galley style kitchen includes an array of traditional style fitted units along with side access. Heading upstairs, a landing leads the way to three bedrooms and the family bathroom.

Outside, you are blessed with a gorgeous private garden, full of mature planting, lawn and patio areas. We love the pretty wisteria pergola - a gardeners dream!

This location in central Epping has lots to offer with its close proximity to the High Street, which includes a wide variety of shops, restaurants and cafes including an M&S foodhall and local Tesco supermarket. Rayfield is perfectly placed for families, with a good selection of local schools and nearby parks including Stonards and Lower Swaines. With the London Underground Central Line also just over half a mile away, this property would make a fabulous place to call home.



Key Features

- ✓ OFF ROAD PARKING
- ✓ CHAIN FREE
- ✓ CLOSE TO EPPING HIGH STREET
- ✓ EXTENDED TO REAR
- ✓ SEMI DETACHED HOME
- ✓ GAS CENTRAL HEATING
- ✓ SHORT WALK TO SCHOOLS



Rooms

Entrance Hall

8' 2" x 6' 10" (2.49m x 2.09m)

Lounge

16' 11" x 11' 2" (5.16m x 3.4m)

Dining Area

10' 9" x 8' 4" (3.27m x 2.55m)

Extension

14' 1" x 8' 6" (4.3m x 2.59m)

Wetroom & Wc

7' 9" x 4' 2" (2.36m x 1.26m)

Kitchen

12' 6" x 7' 7" (3.8m x 2.3m)

First Floor

10' 10" x 4' 7" (3.3m x 1.4m)

Bedroom One

12' 5" x 10' 0" (3.78m x 3.05m)

Bedroom Two

12' 3" x 6' 6" (3.73m x 1.99m)

Bedroom Three

6' 11" x 11' 6" (2.12m x 3.51m)

Bathroom

7' 12" x 4' 7" (2.43m x 1.4m)

External Areas

Garden

Mature and private rear garden with side access to the garage.

Off Road

1 Parking Space

Garage

Single Garage

Garage is 2.47m x 5.31m

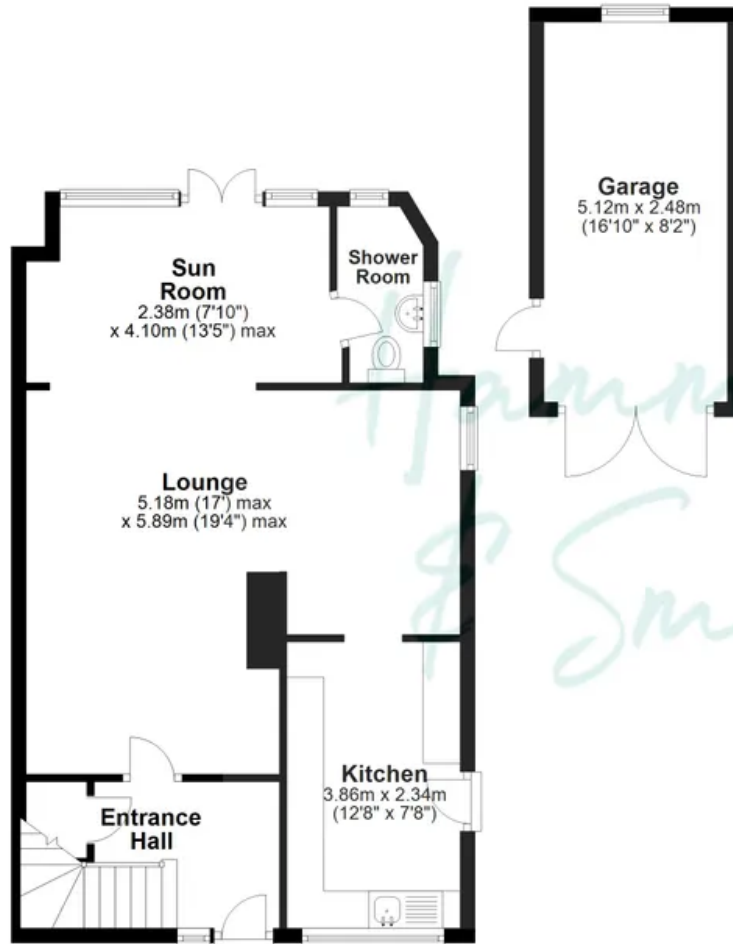




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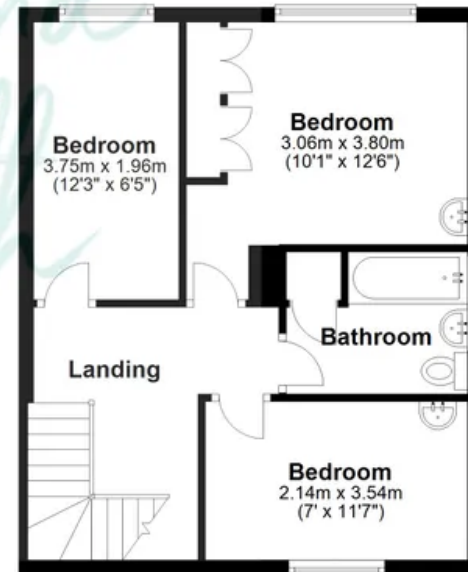
Ground Floor

Approx. 68.1 sq. metres (732.8 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



Total area: approx. 110.6 sq. metres (1190.5 sq. feet)

Floorplans are provided for guidance only. They are not to scale & must not form any part of a legal contract or be reproduced
Plan produced using PlanUp.

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