

DURDEN & HUNT

INTERNATIONAL



Upland Road, Thornwood, Epping, CM16

Offers In Excess Of £550,000

- Detached Home
- Contemporary Kitchen
- Three Well Proportioned Bedrooms
- Large Garden With Patio Area
- Excellent Transport Links
- Large Through Living And Dining Room
- Additional Reception Room
- Family Bathroom
- Off Road Parking

Detached Home - Large Through Living And Dining Room - Contemporary Kitchen - Additional Reception Room - Three Well Proportioned Bedrooms - Family Bathroom - Large Garden With Patio Area - Off Road Parking - Excellent Transport Links

3 1 2 E

Council Tax Band: F



Durden and Hunt welcome to the market this exceptional three bedroom detached home in Thornwood, Epping.

Internally this property benefits from a modern large through living and dining room with doors leading out to the patio area, followed by a contemporary fitted kitchen and additional reception room which is currently being used as a study which is ideal for anyone who works from home.

The first floor further boasts three well proportioned bedrooms which are complemented by a family bathroom.

Externally this property offers a large garden with patio area and off road parking to the front.

Ideally located close to local shops, schools and amenities as well as excellent transport links including M11, A414, M25 and Epping tube station.

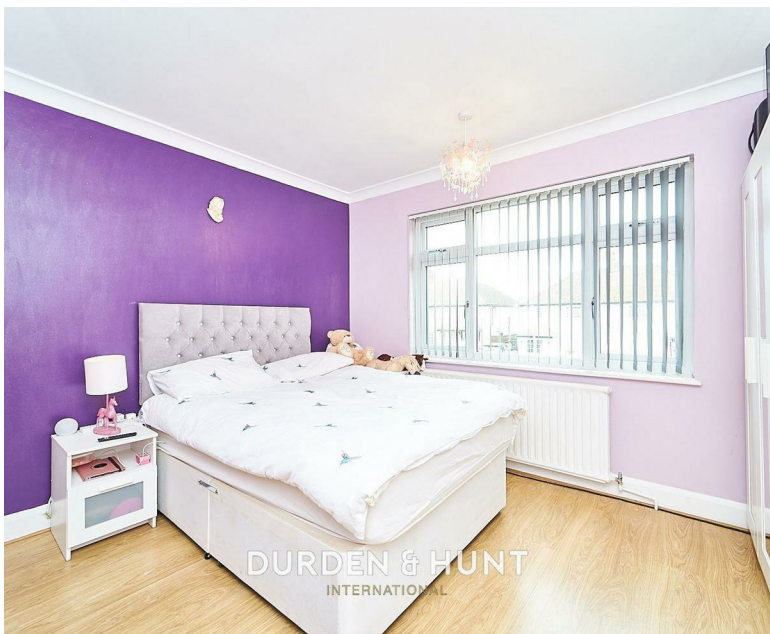
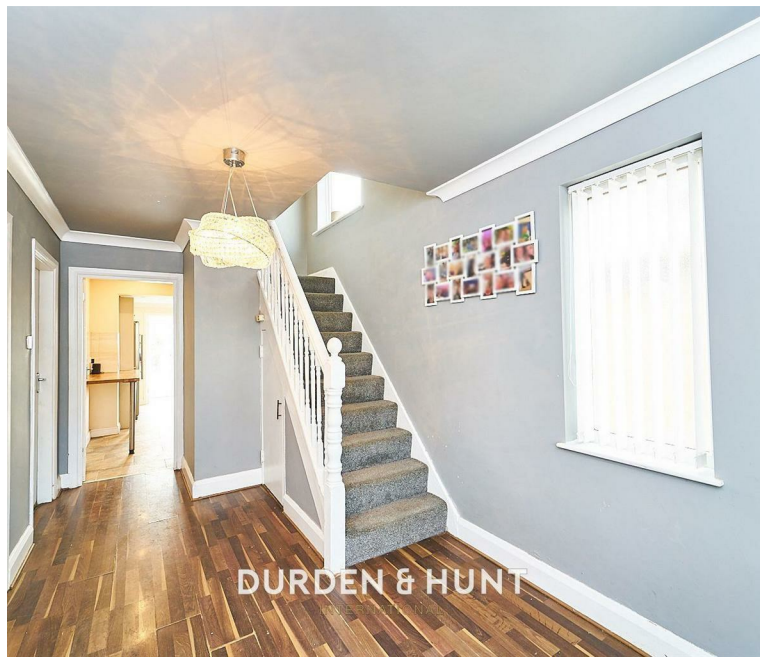
An internal inspection comes highly recommended.

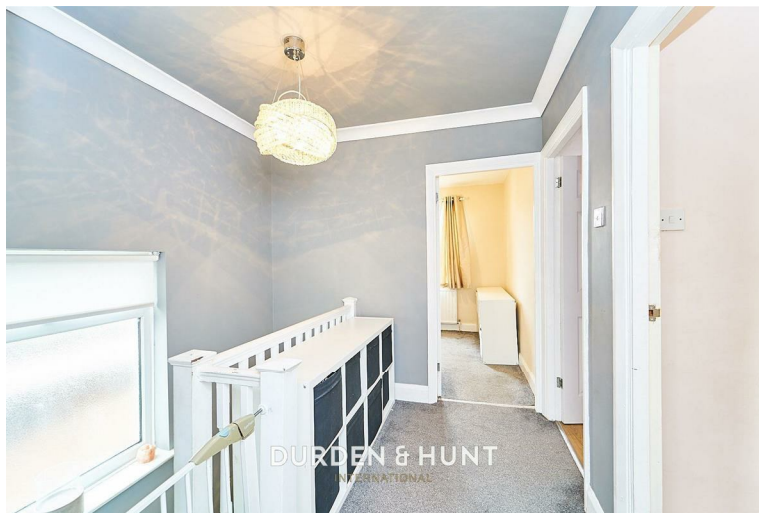
Tenure: Freehold
Council Tax Band: F

Consumer Protection from Unfair Trading Regulations 2008.

References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification from their Solicitor before purchasing. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are NOT necessarily included unless specifically mentioned within the sales particulars, they may however be available by separate negotiation. Any mention of Planning potential is based on the current owners opinion, unless stated otherwise a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice. On most occasions features and facilities of a property are owner advised and potential buyers are advised to

confirm these. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances and this. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. On occasion photographs may be owner supplied. Durden & Hunt are a proud member of the Property Ombudsmen.







Viewings

Viewings by arrangement only.
Call 01277402068 to make an appointment.

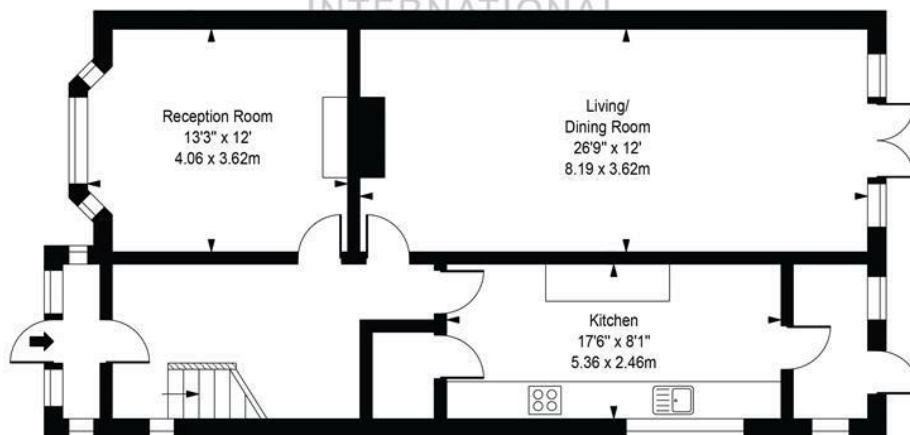
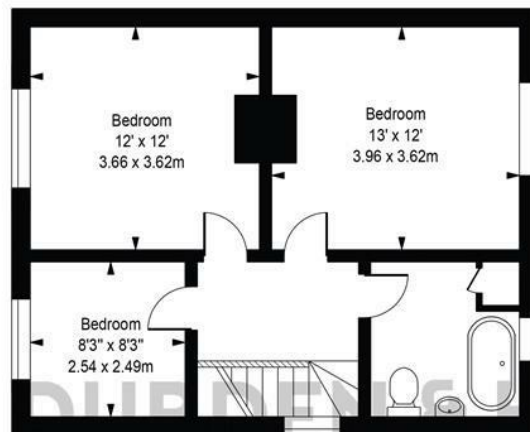
EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Upland Road

Approx. Gross Internal Area 1393 Sq Ft - 129.43 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.