

### FREE MARKET APPRAISAL

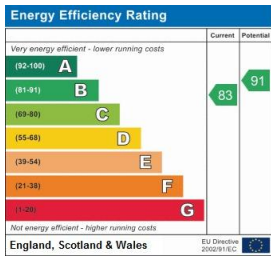
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

### FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

### MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



30 Buckingham Road  
Epping, CM16 5AG  
£800,000



- Link-Detached House
- Superb Quality
- 4 Good Bedrooms

- 3 Bath/Shower Rooms
- Large Garage
- Attractive Rear Garden

Occupying a prime position within the highly regarded development of Arboretum and within walking distance of Epping High Street and Underground Station, this beautifully-presented link-detached house provides four bedroom accommodation of the highest quality with three bath/shower rooms, two large reception rooms and a modern dining kitchen and utility room complete with integrated Siemens appliances. Further features include a Juliet balcony with attractive views, a large garage and a pleasant rear garden. The property must be seen to truly appreciate its high-level specification.

**GROUND FLOOR**  
**ENTRANCE HALL**  
**FAMILY ROOM**

14' 5" x 14' 0" (4.39m x 4.27m)

**DINING KITCHEN**

21' 1" x 9' 6" (6.43m x 2.9m)

**UTILITY ROOM**

7' 1" x 5' 6" (2.16m x 1.68m)

**CLOAKROOM**

**FIRST FLOOR**

**LANDING**

**LIVING ROOM**

20' 7" x 15' 7" (6.27m x 4.75m)

French doors open to a Juliet balcony.

**BEDROOM 2**

14' 5" x 14' 0" (4.39m x 4.27m)

**BEDROOM 3**

11' 4" x 9' 8" (3.45m x 2.95m)

**BATHROOM**

**SECOND FLOOR**

**LANDING**

**BEDROOM 1**

12' 4" x 11' 5" (3.76m x 3.48m)

French doors open to a balcony.

**EN-SUITE**

**BEDROOM 4**

10' 8" x 9' 4" (3.25m x 2.84m)

**SHOWER ROOM**

**EXTERIOR**

To the rear of the property is a paved patio and lawned garden enclosed by fencing.

**GARAGE**

20' 9" x 15' 9" (6.32m x 4.8m)

**TENURE**

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

**SERVICES**

All mains services are understood to be connected. No services or installations have been tested.

A service charge of approximately £110 per year is understood to be payable in respect of maintenance of the communal grounds.

**COUNCIL TAX**

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band F.

**SCHOOL PRIORITY ADMISSIONS AREA**

The property stands in the priority catchment area for Epping Primary School and Epping St John's Secondary school

**BROADBAND**

It is understood that Fibre Optic Broadband is available in this area.



Viewing is available strictly by appointment  
with Stevenette and Company LLP  
01992 563090

