



## Amesbury Close, Epping, CM16 4JA

**Offers In Excess Of £375,000**



**\*\* TWO BEDROOM MAISONETTE WITH PRIVATE GARDEN & LOVELY VIEWS OVER FIELDS, CLOSE TO EPPING HIGH STREET - NO SERVICE CHARGE TO PAY \*\***

**\* VIRTUAL TOUR ONLINE \***

OC Homes are delighted to offer to the sales market this spacious two bedroom maisonette situated on the first floor with private ground floor entrance, within a quiet cul-de-sac close to Epping High Street on Amesbury Close, CM16. The property is located just 0.3 miles (6 minute walk) from Epping Tube Station (Central Line) and within even shorter walking distance to a number of local amenities just behind the property on Epping High Street with its choice of shops, restaurants, bars and leisure facilities.

Accommodation comprises; entrance hallway on ground floor, stairs up to first floor accommodation comprising; landing area which can be used as further study room or office, reception room with large south facing windows with a beautiful outlook over fields, a good size fitted kitchen, two double bedrooms, and modern three piece bathroom. The private rear garden is accessed from a ground floor external gate and is mainly laid to lawn, has a wooden garden shed and a patio area. The property is well presented throughout and boasts ample space at almost 900 sq ft, with lots of natural light and benefits such as underfloor heating and a newly installed bathroom. With the added benefit of having no service charge as well as large loft space, the property provides lots of features others in the local area do not offer. This property is sure to attract a lot of interest so please call the OC Homes sales team to view.

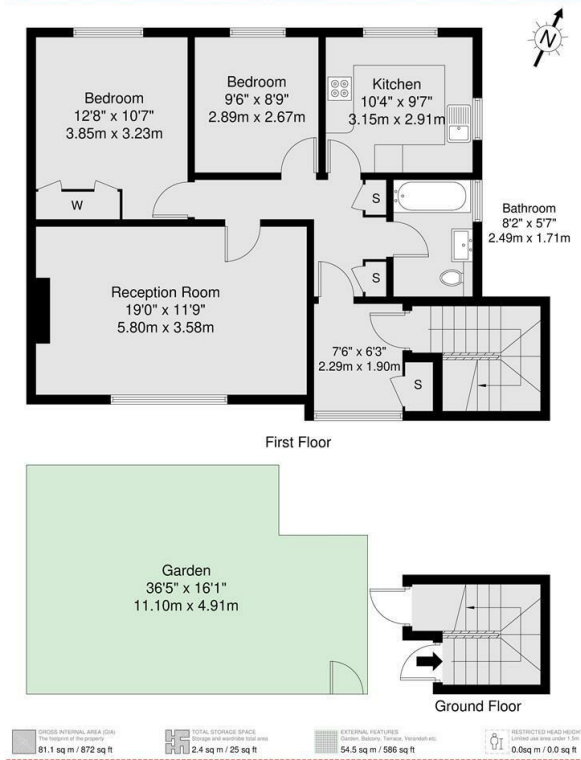
- FIRST FLOOR MAISONETTE
- PRIVATE GARDEN
- SUPERB VIEWS OF OPEN FIELDS
- NO SERVICE CHARGE
- EXCELLENT TRANSPORT LINKS
- UNDERFLOOR HEATING
- LOTS OF LOCAL AMENITIES
- QUIET CUL-DE-SAC

### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	76
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		70	76
EU Directive 2002/91/EC			



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