



DRIVERS & NORRIS  
Sales



Colchester Road  
LONDON E10 6HQ  
£460,000



\*\*\*\*Offered to the market chain free\*\*\*\*

Drivers & Norris are please to offer to the market this characteristic and charming Three Bedroom, Two Reception House moments from Underground Station and within easy walking distance to the vast green open spaces of Epping Forest. Open Day Saturday 26/05/2018

- Freehold House
- Three Bedrooms
- Two Reception Rooms
- Separate Kitchen
- Large Private Garden
- Potential To Extend (STPP)



TO THE BEST OF DRIVERS & NORRIS KNOWLEDGE THESE DETAILS HAVE BEEN PREPARED IN COMPLIANCE WITH THE PROPERTY MISDESCRIPTIONS ACT, SUBJECT PARTICULARLY TO THE FOLLOWING--ALL SIZES ARE APPROXIMATE AND MEASURED TO THE NEAREST 3 INCHES AS STANDARD. METRIC EQUIVALENTS ARE ROUNDED TO THE NEAREST 0.05M ON THE ABOVE BASIS.

MEASUREMENTS ARE GIVEN FOR GUIDANCE ONLY. ROOM SIZES CAN BE IRREGULAR AND VARY DUE TO DESIGN AND DISTORTION - PARTICULARLY IN OLDER PROPERTIES. ACCOMMODATION IS DESCRIBED AS CURRENTLY USED. NO WARRANTY IS GIVEN THAT ANY NECESSARY CONSENTS, PLANNING OR OTHERWISE, HAVE BEEN OBTAINED.

THE AGENTS HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURE FITTINGS OR SERVICES, AND CANNOT VERIFY THEY ARE IN WORKING ORDER, OR FIT FOR THEIR PURPOSE. NEITHER HAVE THE AGENTS CHECKED THE LEGAL DOCUMENTS TO VERIFY THE FREEHOLD/LEASEHOLD TITLE. THE BUYER IS **ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITORS OR SURVEYOR.**

THE SELLER DOES NOT INCLUDE IN THE SALE ANY FITTED CARPETS, CURTAINS OR BLINDS. NOR ARE ANY GAS OR ELECTRICAL APPLIANCES INCLUDED, HOWEVER CONNECTED, OR ANY OTHER FIXTURES UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.