



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.



Stevenette

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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.

Stevenette

Manor Road
Lambourne End, RM4 1LX

£1,175,000



- Detached True Bungalow
- Excellent Vehicle Facilities
- Garage & Outbuilding
- Heated Pool & Poolhouse
- Oil Central Heating
- uPVC Double Glazing

Standing in a plot of just over 3/4 of an acre including stunning gardens and a superb heated swimming pool, Little Priors is a distinctive bungalow constructed in the 1950s and subsequently extended to create fantastic 4-bedroom, 3-bathroom accommodation of almost 2000 sq.ft. The bungalow is extremely well-maintained and stands in a semi-rural location ideal for access to a number of major locations and routes while having the benefits associated with country living. The property may suit families and/or downsizers and the size and proportions of the plot (frontage 80ft/24m and depth 284ft/87m) may allow for further development (subject to all necessary permissions).

The Accommodation Comprises:

- Entrance Porch 10'10" x 5'11" (3.30m x 1.80m)
- Dining Hall 20'10" x 10'7" min (6.35m x 3.23m min)
- Living Room 19'11" x 12'5" (6.07m x 3.78m)
- Study 8'8" x 4'1" (2.64m x 1.24m)
- Sitting Room 15'9" x 12'4" (4.80m x 3.76m)
- Kitchen 18'0" x 8'3" (5.49m x 2.51m)

- Breakfast Room 9'2" x 7'10" (2.79m x 2.39m)
- Bedroom 1 12'6" x 12'0" (3.81m x 3.66m)
Measured into a bank of fitted wardrobes.
- Bathroom 1 / En-suite 11'0" x 8'6" (3.35m x 2.59m)
- Bedroom 2 13'9" x 9'7" (4.19m x 2.92m)
- En-suite Bathroom 7'7" x 5'5" (2.31m x 1.65m)
- Bedroom 3 11'10" x 11'2" (3.61m x 3.40m)
- Bedroom 4 11'2" x 7'11" (3.40m x 2.41m)
Measured into a full bank of fitted wardrobes.

Bathroom 2 9'11" x 6'4" (3.02m x 1.93m)

Exterior

The property is approached over a good length of asphalt driveway that widens to create a good parking area and apron to the:

Garage 20'11" x 14'5" max (6.38m x 4.39m max)

Electric up and over door.

Gardens

To the front and rear are superbly-presented and tended gardens laid to lawn with established borders, beds, shrubs and trees. The plot is roughly 'L'-shaped and enjoys excellent levels of privacy.

Attached to the rear of the Garage is a:

Garden Room 16'7" x 14'6" (5.05m x 4.42m)

Electricity and water connections.

Heated Pool

The swimming Pool, which is of excellent size, has a generous shallow end (approx 4ft) and a good deep end (approx 10ft). The pool, which has a hydraulically-powered cover, is well-maintained and heated by an oil boiler in the adjacent timber-built Poolhouse which includes 2 changing stalls.

Services

Mains electricity, water and drainage services are understood to be connected. Central Heating

and hot water is provided by an oil-boiler located in a cupboard off the kitchen. No services or installations have been independently tested by Stevenette & Company.

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).

Broadband

The house stands in a location where it is understood Fibre Optic Broadband is available.

Council Tax

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

Schools

The property stands in the priority admissions area for Coppice Primary School and Forest Academy.

Viewing

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

Viewing Appointment

Time.....
Date.....
Meeting.....

