

Stevenette



Rats Lane
High Beach, Loughton, IG10 4AQ

£825,000

PROPERTY FEATURES

- Detached Mid-Century house
- Up to 4 Bedrooms
- Scope For Modernisation
- Ample Driveway Parking
- Superb Forest Setting
- Gas Central Heating

FULL DESCRIPTION

Offered with NO ONWARD CHAIN and standing in a secluded setting in the tranquil heart of Epping Forest, this detached house is the classic 'blank canvas' that, in the agent's opinion, could be the basis for a stunning home through a full programme of modernisation or alteration (subject to all necessary permissions). The house, constructed in the mid-1950s and in one family's ownership since then, stands towards the centre of a generous garden site extending to 0.19 acres and of 150ft/46m depth.

High Beach is an area of the forest home to a number of individual homes and well-placed for access to Loughton, Waltham Abbey, Chingford and Epping as well as many transport routes to major locations.

GROUND FLOOR

SUN PORCH

ENTRANCE HALL

LIVING & DINING ROOM

20' 9" x 16' 1" (6.32m x 4.9m)

'L-shaped' and offering two distinct areas. French doors open to the:

SUN ROOM

9' 2" x 7' 2" (2.79m x 2.18m)



KITCHEN

16' 8" x 10' 9" (5.08m x 3.28m)

STUDY OR BEDROOM 4

17' 11" max x 7' 5" (5.46m x 2.26m)

WC

FIRST FLOOR

GALLERY LANDING



BEDROOM 1

16' 1" x 10' 4" (4.9m x 3.15m)

Dual aspect and built-in wardrobes.

BEDROOM 2

10' 8" x 9' 5" (3.25m x 2.87m)

BEDROOM 3

10' 0" x 9' 4" (3.05m x 2.84m)



BATHROOM & WC

7' 7" x 6' 10" (2.31m x 2.08m)

Leading to:

EAVES STORAGE

7' 7" x 4' 7" (2.31m x 1.4m)

(Sloping ceiling and measurements taken at approx. 1.5m head height)

EXTERIOR

The house stands roughly midway up its gently sloping site which offers lawned gardens to the front and rear along with a good length of paved driveway offering good parking. The gardens are enclosed by established hedge and fencing.





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

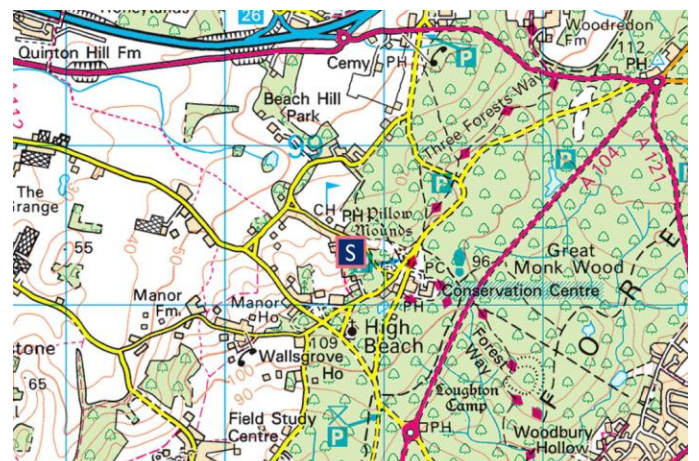
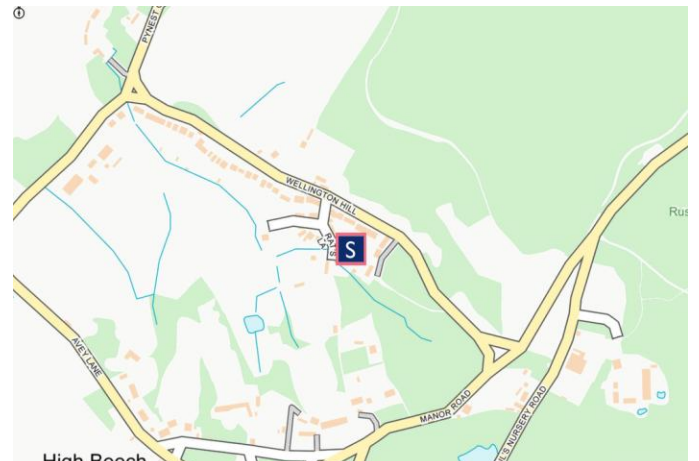
All mains services are understood to be connected. No services or installations have been tested.


COUNCIL TAX

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

SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

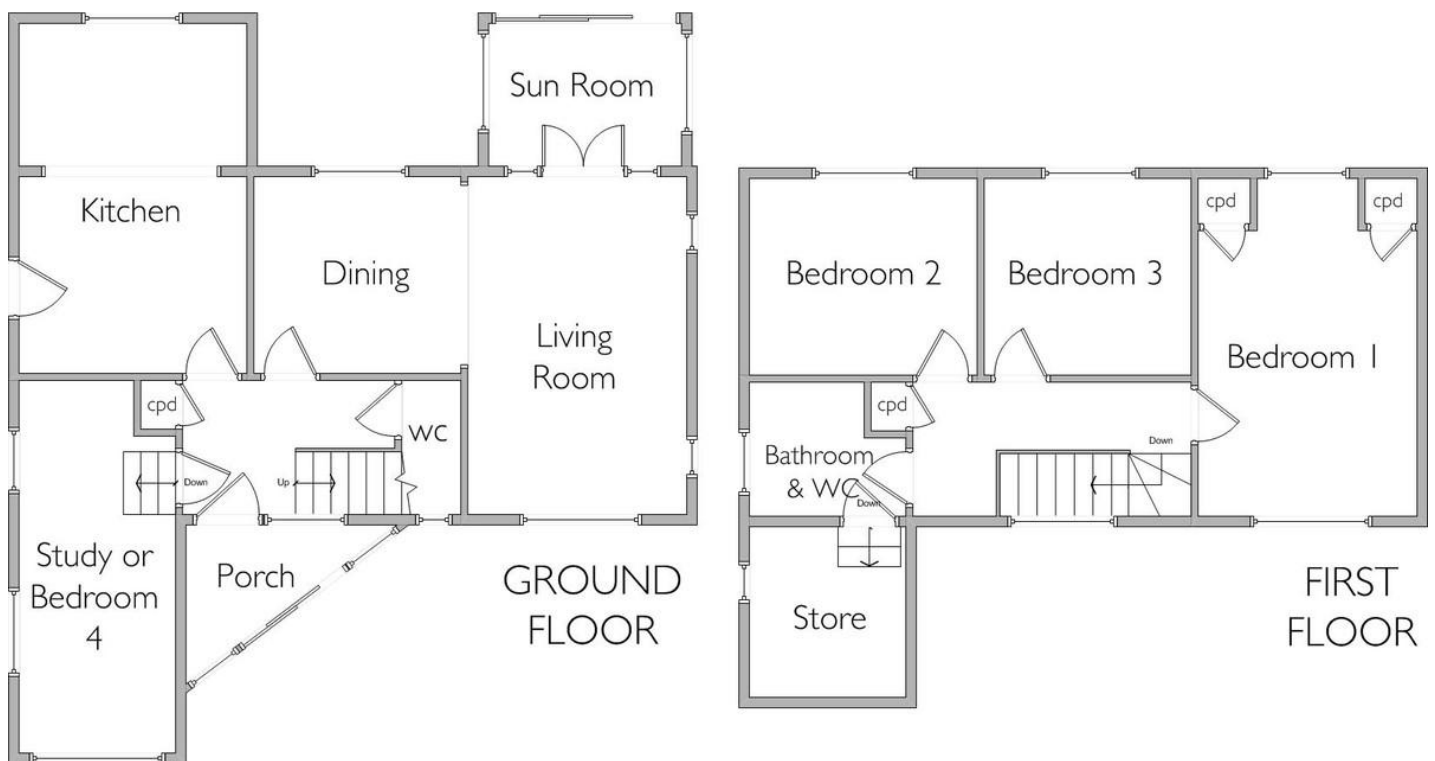
The property stands in the Priority Admissions Area for High Beech CofE Primary School.



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

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Gross Internal Floor Area: Approximately 1337 sq.ft. / 124 sq.m.



PROPERTY PEOPLE PROFESSIONALISM

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements