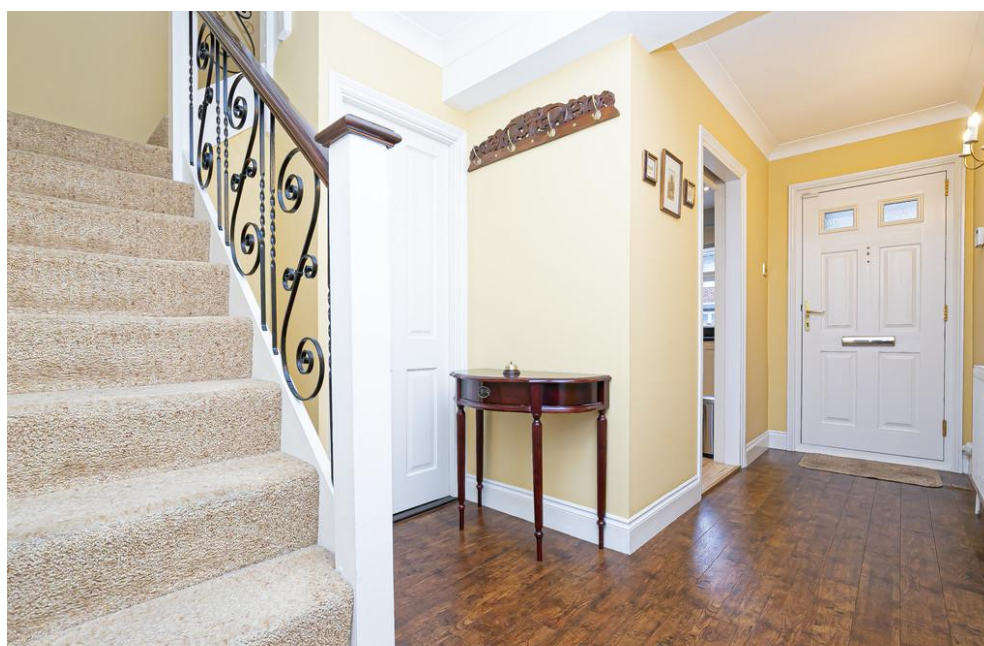


Stevenette



169 Theydon Grove  
Epping, Essex, CM16 4QA

£860,000



# PROPERTY FEATURES

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- End Terrace Townhouse
- 4 Bedrooms
- 2 Bath/Shower Rooms
- Double Glazing
- Integral Garage/Utility
- Gas Central Heating Rooms

## FULL DESCRIPTION

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Occupying one of the best plots and positions in the development, this end-terrace house is immaculately presented throughout and offers versatile family accommodation just a few minutes' walk from the great range of cafes, restaurants and shops on Epping's vibrant High Street as well as the Central Line Station. The three-storey layout includes four good bedrooms, two 20' reception rooms - one of which opens straight into the level and well-proportioned rear garden.

### GROUND FLOOR

#### ENTRANCE HALL

#### LIVING & DINING ROOM

20' 0" x 11' 11" (6.1m x 3.63m)

#### KITCHEN

12' 0" x 7' 6" (3.66m x 2.29m)

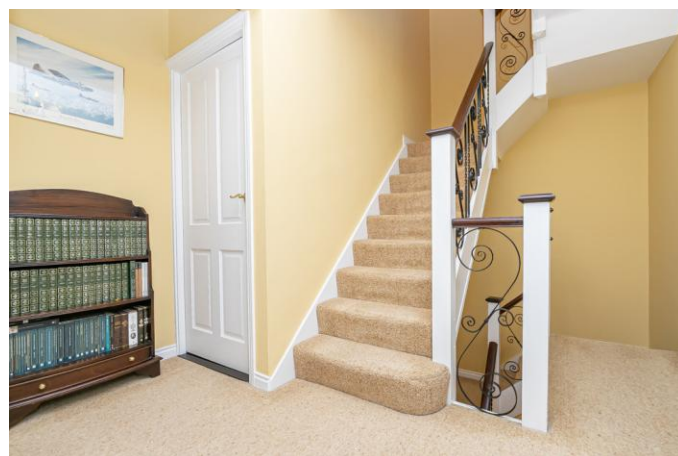
#### WC

#### GARAGE & UTILITY

16' 10" x 8' 1" (5.13m x 2.46m)

### FIRST FLOOR

#### LANDING



## SITTING ROOM

20' 0" x 12' 0" (6.1m x 3.66m)

## BEDROOM 2

11' 11" x 10' 1" (3.63m x 3.07m)

## BEDROOM 3

11' 11" x 8' 0" (3.63m x 2.44m)

## SHOWER ROOM & WC

7' 1" max x 6' 8" max (2.16m x 2.03m)



## SECOND FLOOR

### LANDING

## BEDROOM 1

13' 8" x 12' 7" (4.17m x 3.84m)

## DRESSING ROOM

8' 4" max x 6' 11" (2.54m x 2.11m)



## EN-SUITE BATHROOM & WC

9' 0" x 8' 1" (2.74m x 2.46m)

## BEDROOM 4

11' 5" x 7' 5" (3.48m x 2.26m)

Using measurements taken at approx. 1.5m head-height in areas with sloping ceilings.



## EXTERIOR

The house stands behind a front garden that is laid to artificial lawn and a double-width block-set drive provides good parking. A gated side path allows access to the rear garden.

The rear garden is of attractive size and is laid to lawn with planted borders and a private paved patio area.

## 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).







## COUNCIL TAX

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

## SERVICES

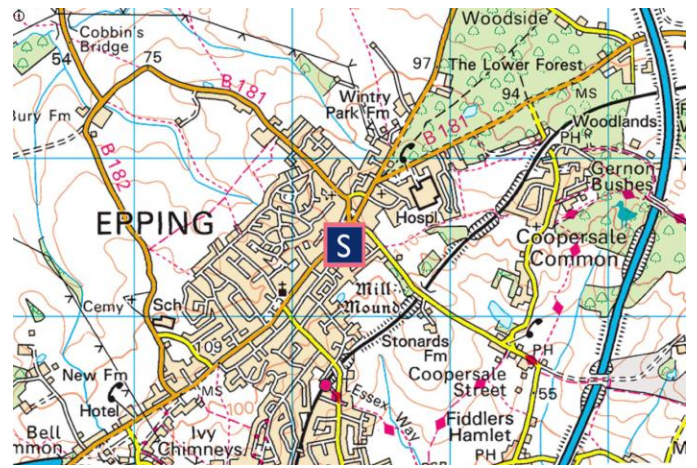
All mains services are understood to be connected. No services or installations have been tested.

## BROADBAND

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

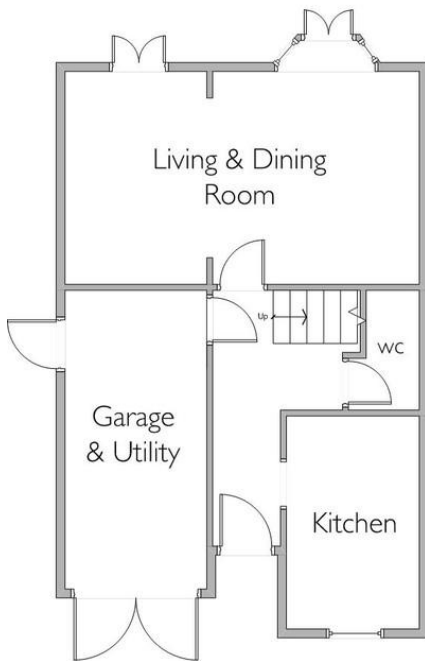
## SCHOOL PRIORITY / CATCHMENT AREA

The property stands in the Priority Admissions Area for Epping Primary School & Epping St John's Church of England School.

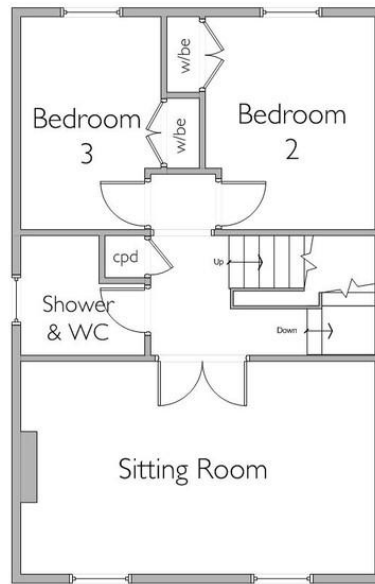


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	72	83
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	

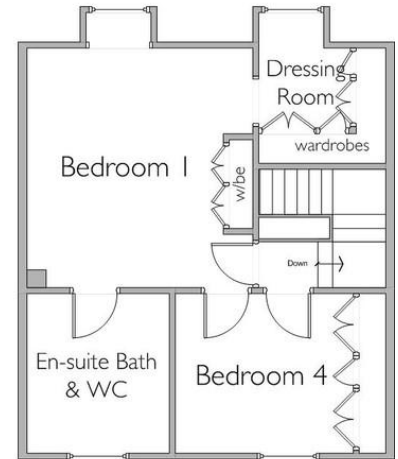
Gross Internal Floor Area (including Garage): Approximately 1715 sq.ft. / 159 sq.m.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## PROPERTY PEOPLE PROFESSIONALISM

5a Simon Campion Court  
232-234 High Street  
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Essex  
CM16 4AU

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01992 563090

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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