

Stevenette



**3 Woodberry Down**  
Epping, Essex, CM16 6RJ

**Guide Price £1,250,000**



# PROPERTY FEATURES

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- Individual 'Arts and Crafts' style House
- 4 Bedrooms
- 2 Bathrooms
- Superb Residential Location
- Huge Potential
- Sizeable Garden Plot

## FULL DESCRIPTION

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Offered with NO ONWARD CHAIN and for the first time in over 70 years, this unique detached house stands in a superb garden plot extending to just over 1/4 of an acre. This includes a substantial side garden area with frontage approximately 52ft/16m and depth 115ft/35m which, combined with the house's scope for full modernisation presents an extremely rare opportunity for a buyer to undertake a programme of (re)development/ extension/ updating according to tastes, needs and requirements subject to all necessary permissions. We understand the owners have received a favourable response to a pre-application suggestion of a new-build detached residence. Offers are invited on a basis of being non-conditional upon the outcome of any full planning permission application.

Woodberry Down is a residential road of detached and semi-detached homes located off Lindsey Street. A highly-sought position to the North of the town centre, it is ideally placed for walking into the vibrant High Street with its range of shops, cafes and restaurants across the Memorial Green as well as the Central Line station just over 1 mile's walk.

### GROUND FLOOR

#### ENTRANCE PORCH

#### ENTRANCE HALL

The staircase leads off with a storage cupboard below.

#### LIVING ROOM

15' 7" x 13' 0" (4.75m x 3.96m)

Open to:



## SITTING ROOM

15' 3" x 9' 5" (4.65m x 2.87m)

## STUDY / STAIRCASE HALL

9' 5" x 5' 3" (2.87m x 1.6m)

## DINING ROOM

11' 10" x 10' 10" (3.61m x 3.3m)

## BREAKFAST KITCHEN

24' 7" max x 13' 1" max (7.49m x 3.99m)

A floor-standing boiler stands in a chimney breast and provides central heating and hot water. A built-in cupboard conceals the hot water tank.

## WET ROOM SHOWER & WC

5' 11" x 3' 7" (1.8m x 1.09m)

## LEAN-TO

7' 10" x 5' 7" (2.39m x 1.7m)

## FIRST FLOOR

## LANDING

## BEDROOM 1

13' 8" x 10' 11" (4.17m x 3.33m)

Accesses into two eaves storage areas.

## BEDROOM 2

13' 4" x 11' 3" (4.06m x 3.43m)

## BEDROOM 3

13' 1" x 11' 10" (3.99m x 3.61m)

## BATHROOM & WC

9' 4" x 4' 10" (2.84m x 1.47m)

## LANDING 2

## BEDROOM 4

15' 4" x 9' 4" max (4.67m x 2.84m)

## BATHROOM & WC 2

7' 0" x 5' 9" (2.13m x 1.75m)









## EXTERIOR

The house stands towards the front corner of a garden plot extending to approximately 0.26 acres (total frontage approx. 92ft/28m and average depth 115ft/35m). Immediately to the front of the house is a block-set driveway providing parking. To the side and rear are lawned gardens interspersed and bordered by established shrubs and beds.

A gated drive leads to the side of the house and provides access to the Double Garage.



## DETACHED DOUBLE GARAGE

**16' 6" x 18' 1" (5.03m x 5.51m)**

Power and light. Roof storage possibilities.

## 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.

## BROADBAND

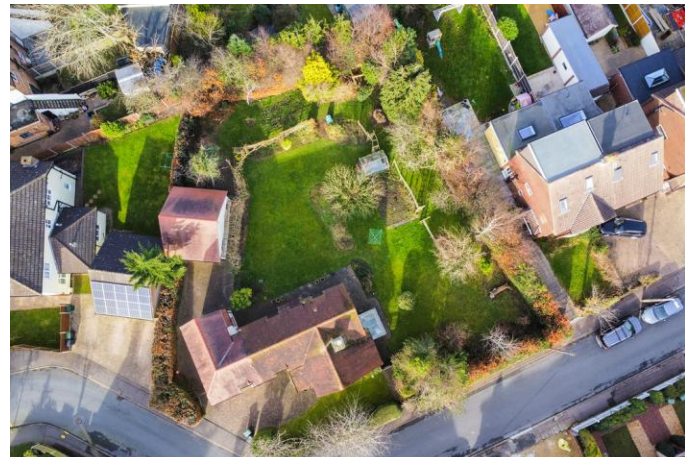
It is understood that Fibre Optic Broadband is available in this area.

## COUNCIL TAX

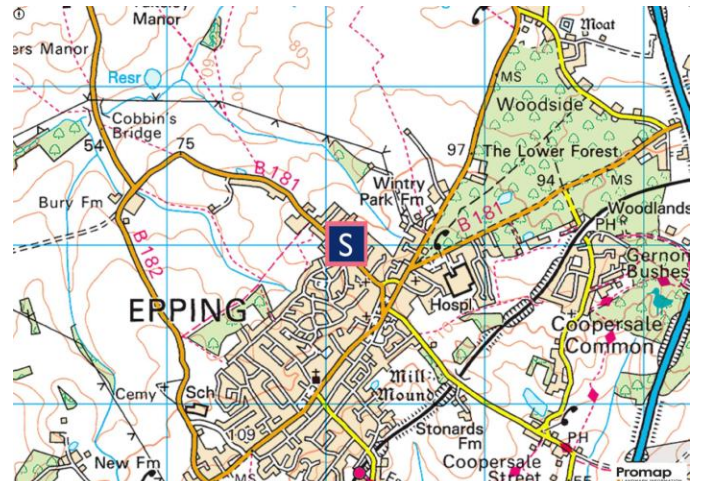
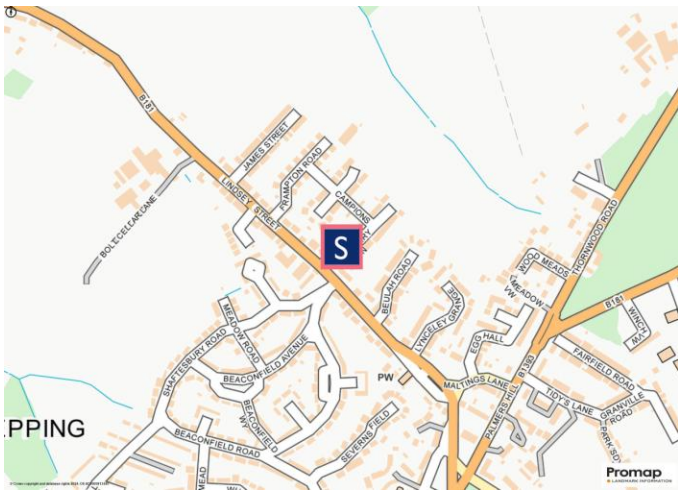
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'G'.

## SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

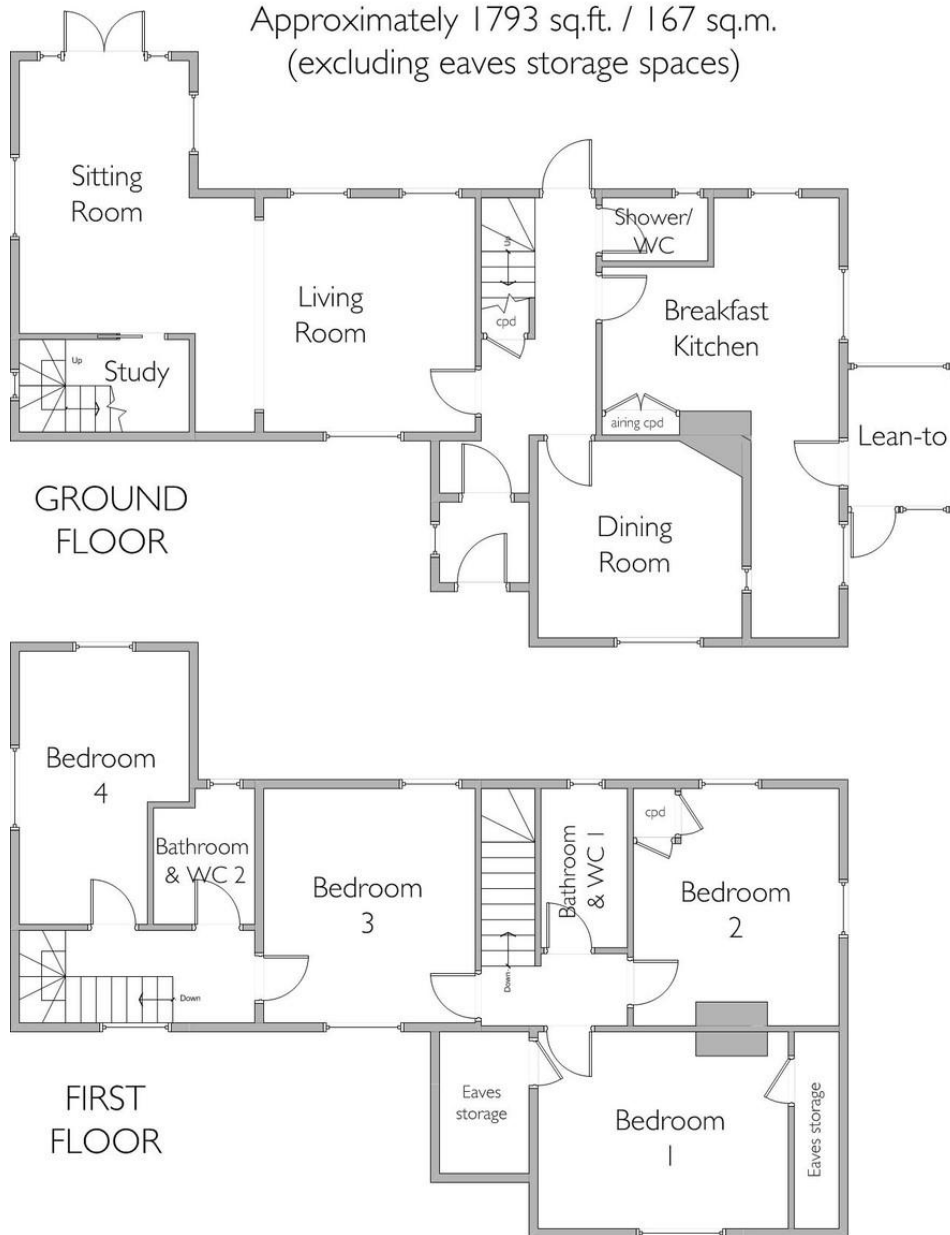
The property stands in the Priority Admissions Area for Epping Primary School and Epping St John's Senior School.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Gross Internal Floor Area:  
 Approximately 1793 sq.ft. / 167 sq.m.  
 (excluding eaves storage spaces)



**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 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