

Stevenette



**2 The Gables**  
The Plain, Epping, CM16 6TW

**£785,000**

# PROPERTY FEATURES

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- Middle-Terrace Townhouse
- 4 Bedrooms
- Home Office
- Double Glazing
- Gas Central Heating
- South Facing Garden

## FULL DESCRIPTION

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Standing directly opposite a section of Epping Forest and on the northern edge of the town, this modern townhouse forms part of an individual development of just 4 townhouses that offer family accommodation over three floors. The property has, to its rear, a south-facing and low-maintenance garden with a very useful HOME OFFICE and parking for two vehicles. The house has been altered by the sellers to create a contemporary and welcoming home that, with its great versatility, should prove to tick the boxes for many seeking their next home.

### GROUND FLOOR

#### OPEN PORCH

Attached external store.

#### ENTRANCE HALL

#### DAY AND DINING KITCHEN

20' 0" max x 16' 10" max (6.1m x 5.13m)

This open plan space is fitted with contemporary kitchen units including an integral dishwasher, double oven, refrigerator and induction hob with glass splash-backs. French doors open to the rear garden.

#### UTILITY ROOM

9' 8" x 5' 7" (2.95m x 1.7m)

Fitted units and sink.

#### STUDY

9' 9" x 6' 7" (2.97m x 2.01m)



## WC

## FIRST FLOOR

### LANDING

### LIVING ROOM

16' 8" max x 14' 3" max (5.08m x 4.34m)

Living flame gas fire.

### BEDROOM 1

14' 8" max x 12' 1" max (4.47m x 3.68m)

Measured up to a bank of built-in wardrobes.

### EN-SUITE SHOWER & WC

9' 8" x 5' 10" (2.95m x 1.78m)

## SECOND FLOOR

### LANDING

### BEDROOM 2

12' 10" x 9' 8" (3.91m x 2.95m)

Built-in double wardrobe.

### BEDROOM 3

10' 9" x 9' 9" (3.28m x 2.97m)

### BEDROOM 4

7' 8" min x 6' 9" (2.34m x 2.06m)

### BATHROOM & WC

7' 6" x 6' 8" (2.29m x 2.03m)

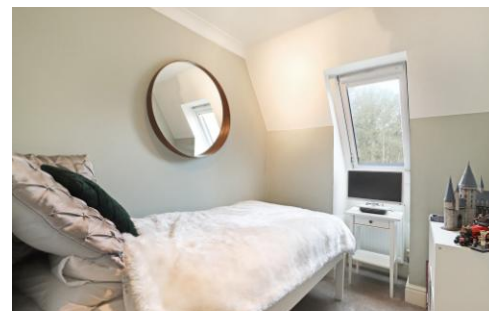
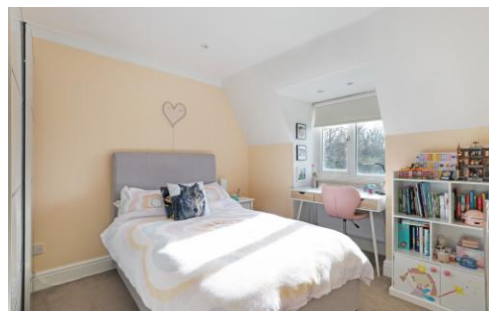
## EXTERIOR

The house stands behind lawns enclosed by railings and hedging that provide screening.

The rear garden is laid to artificial lawn with raised borders and a gate opening to the rear where there are spaces for parking two cars.

The former single Garage has been converted to create a:





## HOME OFFICE / GYM

10' 7" x 8' 5" (3.23m x 2.57m)

Two pairs of sliding patio doors and electric underfloor heating. The remaining garage area has a roller door and is used as a:

## STORE

8' 8" x 6' 6" (2.64m x 1.98m)

## 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

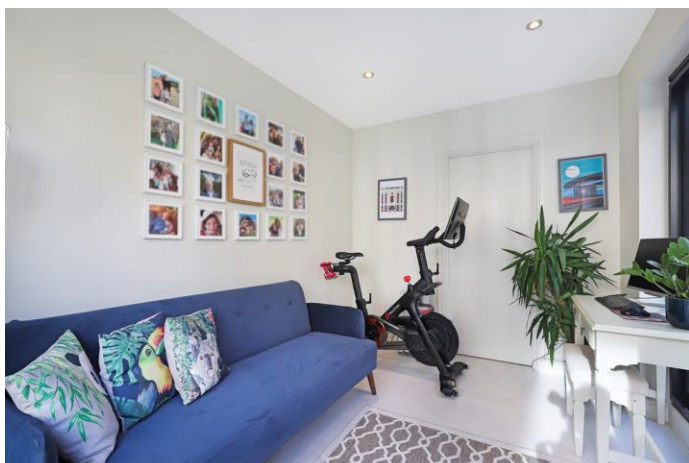
It is understood that Fibre Optic Broadband is available in this area.

## COUNCIL TAX

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

## SCHOOL PRIORITY ADMISSIONS AREA

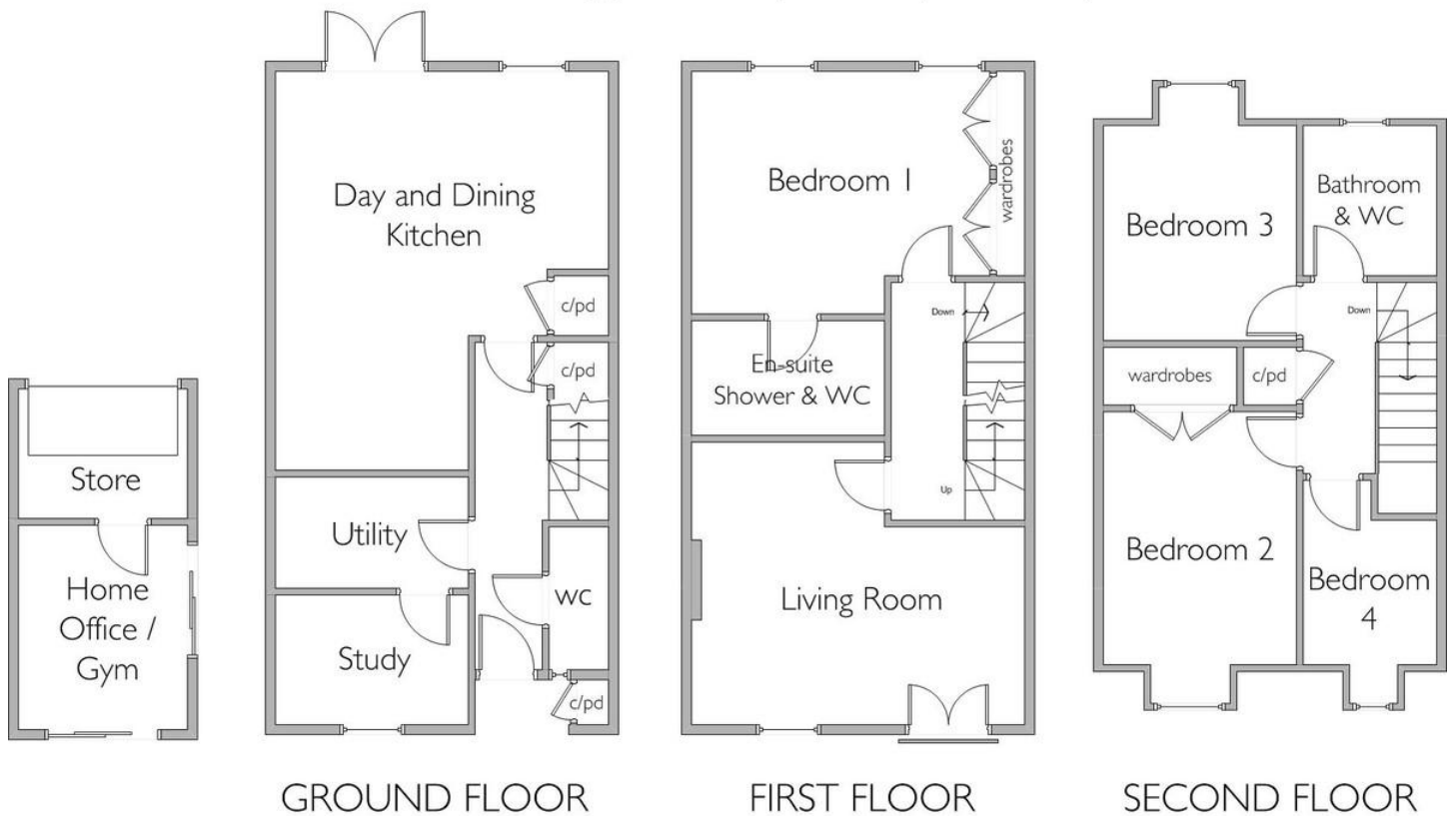
The property stands in the Priority Admissions Area for Epping Primary School and Epping St John's Senior School.



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

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Gross Internal Floor Area (including Home Office/Gym):  
Approximately 1641 sq.ft. / 153sq.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