

Stevenette



**Willow Cottage, 125a High Road**  
North Weald, Essex, CM16 6EA

**Guide Price £650,000 to £675,000**

# PROPERTY FEATURES

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- Detached Family House
- Potton Build
- Gas Central Heating
- Generous Gardens & Driveway
- Great Versatility
- Double Glazing

## FULL DESCRIPTION

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Tucked away in a private situation on the village's High Road, Willow Cottage is a lovely detached home that offers very well-balanced accommodation that is both spacious and characterful. Constructed for the owners in the 1990s, the house offers great family accommodation including 3 double bedrooms, a 4th single bed or study and 2 reception rooms - the living room having an open fire. A double garage gives great options and is complemented by ample driveway parking.

### GROUND FLOOR

#### ENTRANCE HALL

11' 0" x 10' 9" (3.35m x 3.28m)

#### LIVING ROOM

14' 11" x 14' 9" (4.55m x 4.5m)

#### DINING ROOM

13' 1" x 10' 8" (3.99m x 3.25m)

#### KITCHEN

17' 6 (Max)" x 10' 7 (Max)" (5.33m x 3.23m)

#### INTEGRAL DOUBLE GARAGE

18' 10 (Max)" x 17' 0" (5.74m x 5.18m)

#### WC



## FIRST FLOOR

### LANDING

### BEDROOM 1

13' 10" x 9' 9" (Min)" (4.22m x 2.97m)

### EN-SUITE SHOWER & WC

### BEDROOM 2

15' 0" x 11' 6" (4.57m x 3.51m)

### BEDROOM 3

11' 7" x 10' 8" (3.53m x 3.25m)

### BEDROOM 4 OR STUDY

8' 4" (Max)" x 6' 4" (2.54m x 1.93m)

### BATHROOM & WC

### EXTERIOR

The house stands in generous garden plot and well back from the road. A substantial Willow Tree (after which the house is named) and hedgerow provide screening to the front garden which is laid to lawn. A gravelled driveway leads up to the house and provides parking for a number of vehicles.

Gated paths lead to both sides of the house and to the rear is a pleasant garden area that is set out in beds with established orchard trees and other planting. Off the corner of the main garden is a further strip of useful garden land.

### 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).

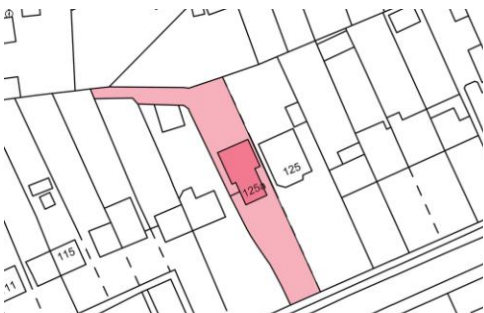
### SERVICES

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

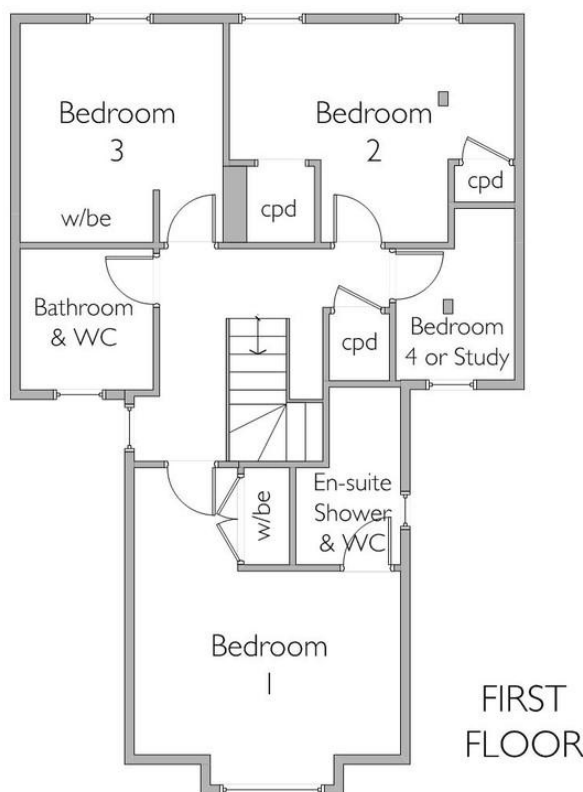
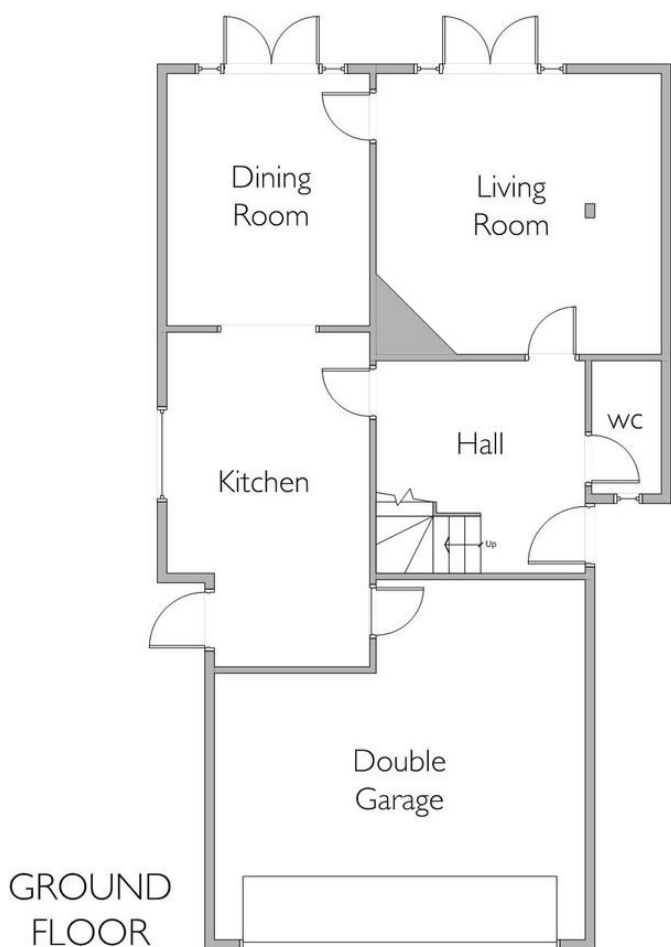
The property stands in the Priority Admissions Area for St Andrew's Church of England (Voluntary Aided) Primary School, North Weald & Epping St John's Church of England School.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 77        |
| (55-68) D                                   | 67                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |                         |           |

## AGENTS NOTE

The house is a Potton design and, as such, is timber-framed. We would advise all potential buyers to check with any mortgage lender to check with their mortgage lender that this satisfies the lender's criteria.

Gross Internal Floor Area (including Double Garage):  
Approximately 1822sq.ft. / 169sq.m.



## PROPERTY PEOPLE PROFESSIONALISM

5a Simon Campion Court  
232-234 High Street  
Epping  
this area.  
CM16 4AU

www.stevenette.com  
enquiries@stevenette.com  
01992 563090

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