

Stevenette



Thorpe, 13 High Street  
Epping, Essex, CM16 4AY

£995,000

# PROPERTY FEATURES

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- Detached Edwardian House
- Gas Central Heating
- 4 Bedrooms
- Lovely Rear Garden
- 2 Reception Rooms + Conservatory
- Off Street Parking

## FULL DESCRIPTION

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Offered with NO ONWARD CHAIN, this detached period house was constructed in the early 1900s and retains a wealth of character from that time including panelled doors and deep skirtings as well as a fine staircase leading from the hall which is entered through its original door with ornate stained-glass lights. The house offers very light and bright family accommodation which is particularly well-balanced and ideally located for the centre of the town. The shops, cafes and restaurants are just a short walk away and both the Central Line station for access to the City and the open grounds of Bell Common and Forest walks are a short stroll away.



### GROUND FLOOR

#### ENTRANCE HALL

#### SITTING ROOM

14' 10" x 13' 5" (4.52m x 4.09m)

The measurement excludes an attractive and wide bay window.

#### BREAKFAST KITCHEN

13' 10" x 12' 10" (4.22m x 3.91m)

#### DINING ROOM

13' 10" x 12' 6" (4.22m x 3.81m)

#### CONSERVATORY

11' 6" (max) x 9' 0" (3.51m x 2.74m)

#### WET ROOM SHOWER & WC

9' 3" (max) x 6' 2" (2.82m x 1.88m)

## FIRST FLOOR

### LANDING

### BEDROOM 1

13' 10" x 13' 4" (4.22m x 4.06m)

The measurement excludes the bay window but includes a built-in wardrobe.

### BEDROOM 2

13' 11" x 13' 4" (4.24m x 4.06m)

The measurement includes a built-in wardrobe.

### BEDROOM 3

9' 2" x 8' 8" (2.79m x 2.64m)

### BEDROOM 4

9' 7" x 7' 5" (2.92m x 2.26m)

### BATH, SHOWER & WC

12' 5" x 4' 9" (3.78m x 1.45m)

### EXTERIOR

The house is approached over an asphalt driveway which provides good parking facilities. A gated path leads to the side of the house.

The rear garden is beautifully presented with lawns bordered by well-stocked and mature beds.

### 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.



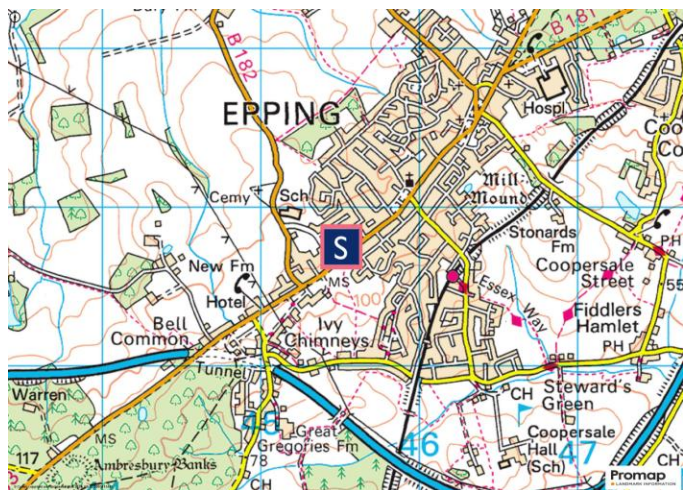


## COUNCIL TAX

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

## SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

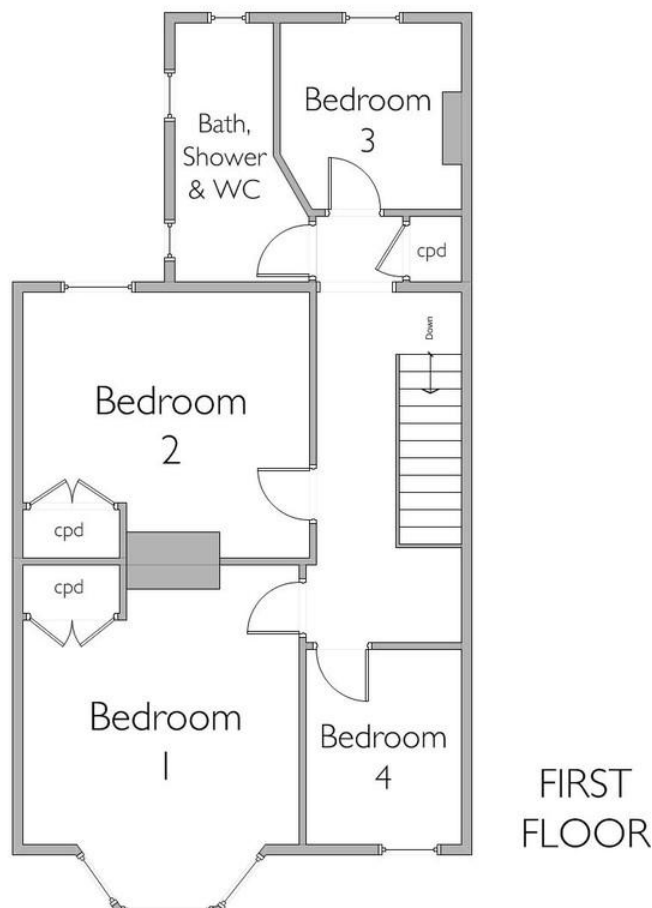
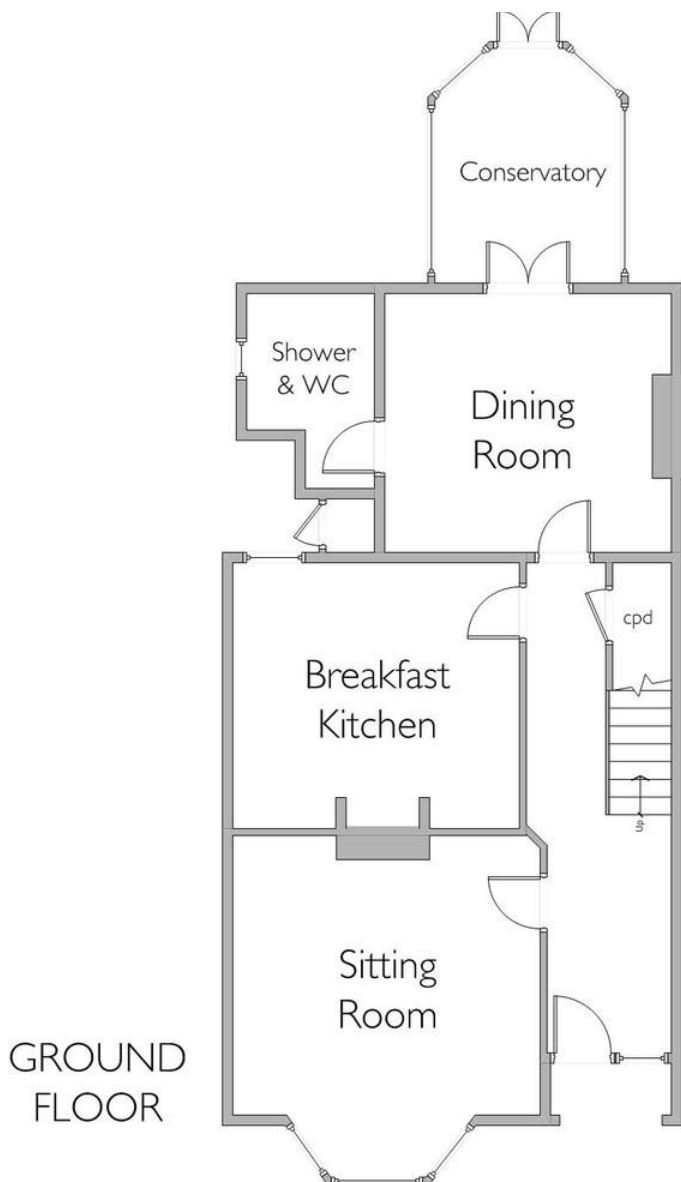
The property stands in the Priority Admissions Area for  
Epping Primary School and Epping St John's Senior School.



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92+) <b>A</b>                                     |                            |           |
| (81-91) <b>B</b>                                   |                            | 85        |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | 61                         |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |
| <small>WWW.EPC4U.COM</small>                       |                            |           |

Gross Internal Floor Area:

Approximately 1672 sq.ft. / 155 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