

Stevenette



3 Allnutts Road  
Epping, Essex, CM16 7BD

Offers in excess of £700,000

# PROPERTY FEATURES

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- Established Semi-Detached House
- Popular Residential Road
- 3 Good Bedrooms
- Double Glazing
- Excellent Off-Street Parking
- Gas Central Heating

## FULL DESCRIPTION

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A double-fronted semi-detached house that has been extended in the past to create impressive family accommodation including an open plan 27ft day kitchen that opens to the SOUTH-FACING rear garden. The master suite includes a dressing room as well as an En-suite shower rooms and there are 2 further good-size bedrooms making this an excellent family home close to the local school and other amenities including the Central Line Underground Station.

### GROUND FLOOR

#### PORCH

#### ENTRANCE HALL

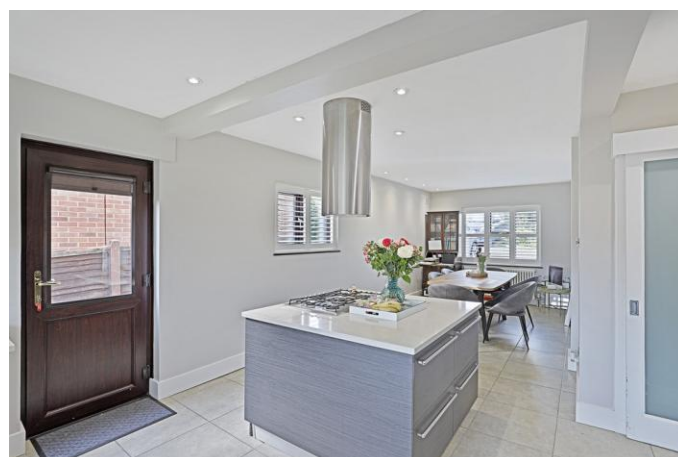
#### LIVING ROOM

18' 7" x 10' 4" (5.66m x 3.15m)

#### KITCHEN & DINING ROOM

27' 4" max x 12' 9" max (8.33m x 3.89m)

#### WC



## FIRST FLOOR

### LANDING

### BEDROOM 1

12' 7" x 9' 9" (3.84m x 2.97m)

### DRESSING ROOM

8' 7" x 5' 9" (2.62m x 1.75m)

### EN-SUITE SHOWER & WC

9' 4" x 5' 7" (2.84m x 1.7m)

### BEDROOM 2

12' 10" x 10' 4" (3.91m x 3.15m)

### BEDROOM 3

12' 9" x 8' 2" (3.89m x 2.49m)

### BATHROOM & WC

10' 4" x 5' 7" (3.15m x 1.7m)

### EXTERIOR

To the front of the house is a block-set driveway (with EV charge point) and further parking space. A gated side drive leads to the former garage which is now divided to create the:

### GARDEN ROOM

8' 6" x 7' 8" (2.59m x 2.34m)

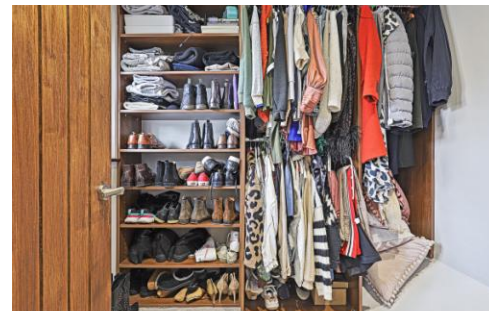
### STORE

8' 6" x 7' 5" (2.59m x 2.26m)

### REAR GARDEN

The rear garden is south-facing and laid to two split levels of lawns.





## 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.

## TENURE

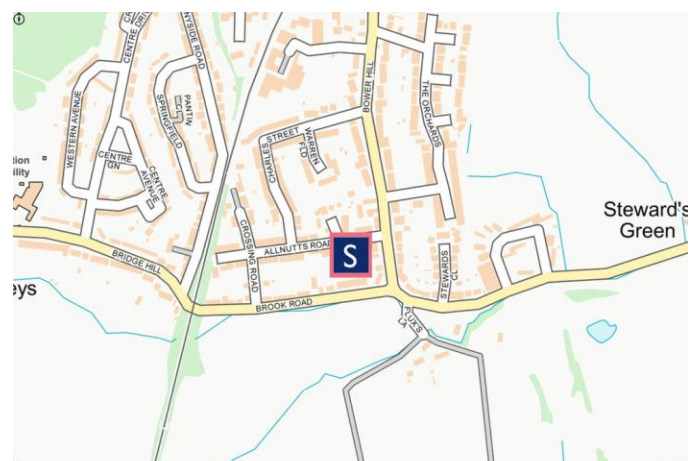
We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).


## COUNCIL TAX

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

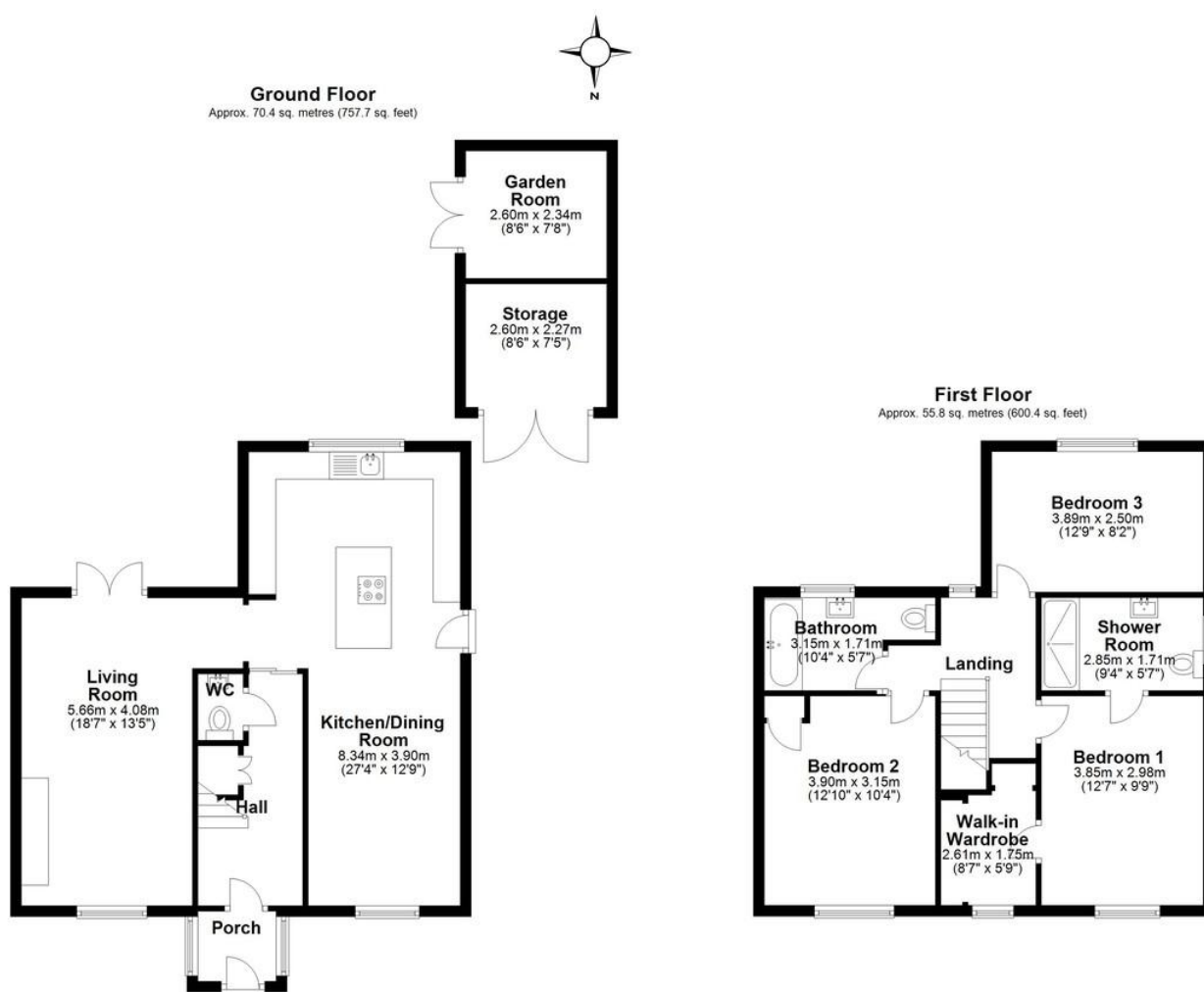
## SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Total area: approx. 126.2 sq. metres (1358.1 sq. feet)

**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 and 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