



- Individual Detached House
- Versatile Layout

- Lovely Large Garden
- Well-Balanced Accommodation

- Mid-June Availability
- Garage & Driveways

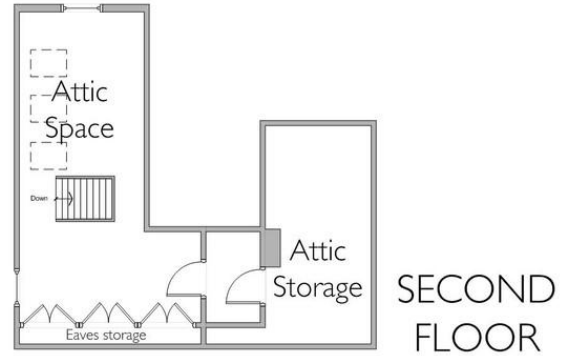
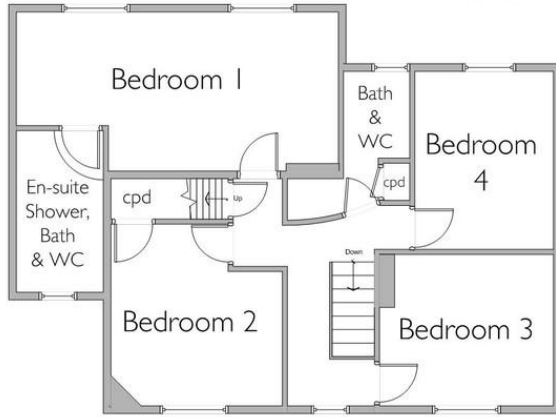
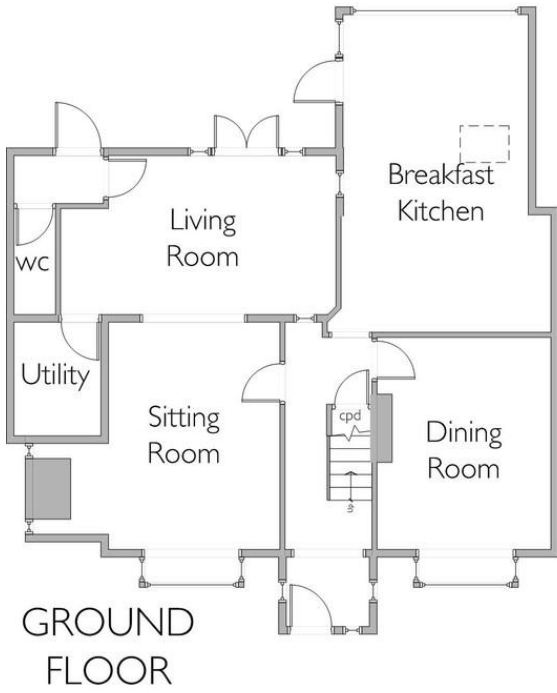
This uniquely designed 4 bedroom detached house is situated on prestigious Piercing Hill and is positioned at the front of a substantial garden that extends to 1/5th of an acre. This characterful house retains a wealth of original features and has been enhanced over the years by sympathetic extension and alteration that has created a versatile and delightful family home that is deceptively spacious. The 4 bedrooms are nicely balanced by 4 reception spaces including a 20' Kitchen Diner that overlooks the beautiful, sunny east-facing garden which extends to approximately 140ft/42m in length and includes a detached Garage and driveway accessible from the rear and complementing the ample driveway parking at the front of the property.

Stevenette

**9 Piercing Hill
Theydon Bois, CM16 7JN
£3,750 pcm**

Gross Internal Floor Area
(excluding Second floor attic Spaces):
Approximately 1896 sq.ft. / 176 sq.m.

FIRST FLOOR



Stevenette

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(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

5a Simon Campion Court, 232-234 High Street, Epping, Essex, CM16 4AU
Tel: 01992 563090
Email: lettings@stevenette.com

@StevenetteandCoLLP

@StevenetteandCo



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.