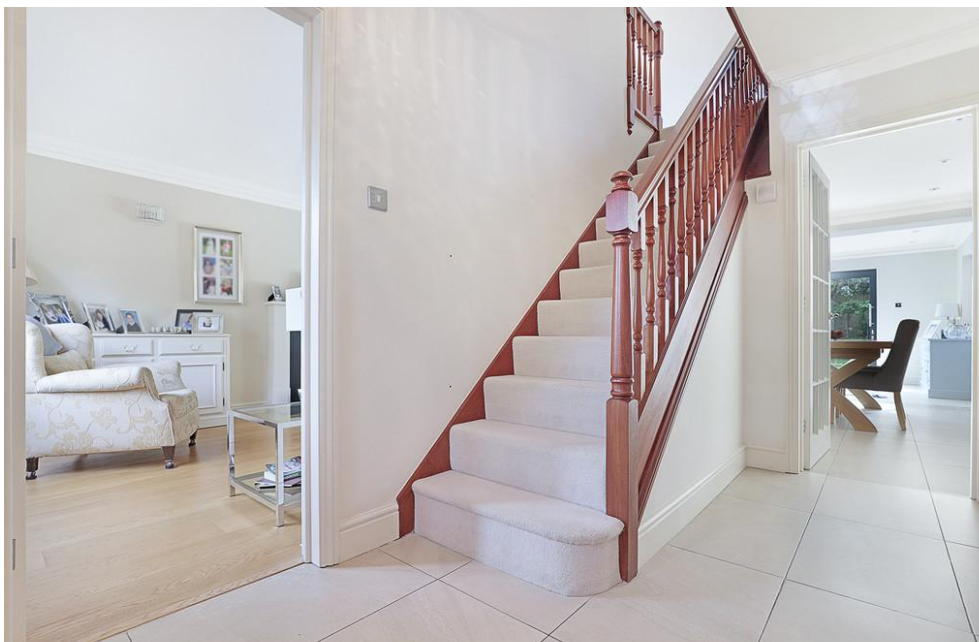


Stevenette



4 Green Trees
Epping, Essex, CM16 4QT

£1,350,000

PROPERTY FEATURES

- Detached House
- Gas Central Heating
- Versatile Accommodation
- Double Glazing
- Semi-Open Plan Design
- Double Garage

FULL DESCRIPTION

A prime location within the town. This extremely well presented detached house is one of just a handful constructed in a cul-de-sac that, together with Ambleside, lead directly off Kendal Avenue - a tree-lined avenue positioned between the Central Line station and the vibrant High Street of the town where there's a great range of shops, cafes, restaurants and other amenities. The house stands in a private corner plot with, to its rear, a very secluded southwest-facing garden and a double garage is complemented by good driveway parking.

The house has been extended in recent years to provide a versatile arrangement of accommodation that will appeal to families and is decorated and fitted to a high standard.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

20' 8" x 11' 5" (6.3m x 3.48m)

FAMILY AREA

20' 2" x 14' 4 (Max)" (6.15m x 4.37m)

KITCHEN / DINING AREA

19' 8" x 9' 8" (5.99m x 2.95m)

UTILITY ROOM

6' 9" x 6' 8" (2.06m x 2.03m)



STUDY

9' 10" x 7' 5" (3m x 2.26m)

WC

FIRST FLOOR

LANDING

BEDROOM 1

15' 2" x 9' 11" (4.62m x 3.02m)

EN-SUITE BATHROOM

9' 11" x 9' 4" (3.02m x 2.84m)

BEDROOM 2

11' 10" x 11' 4" (3.61m x 3.45m)

BEDROOM 3

11' 4" x 8' 8" (3.45m x 2.64m)

BEDROOM 4

13' 6" x 9' 7" (4.11m x 2.92m)

SHOWER ROOM

9' 7" (Max)" x 7' 2" (2.92m x 2.18m)

EXTERIOR

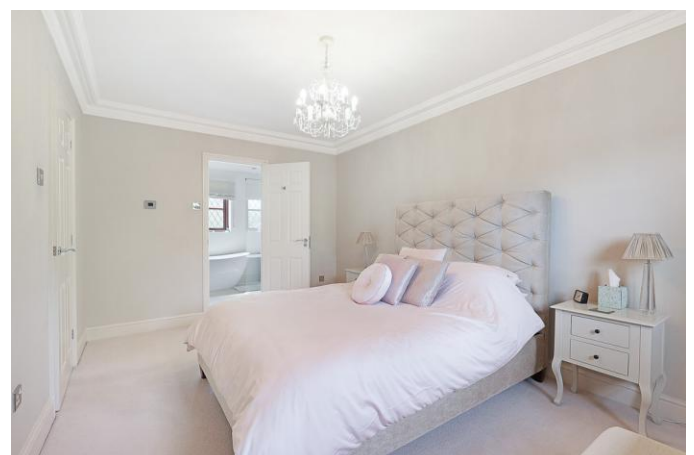
The rear garden, which is laid to lawn with a good paved terrace, is very well enclosed and enjoys excellent exposure to the sun being roughly southwest-facing. At the front of the house is a good area of paved double-width driveway that provides ample parking and access to the:

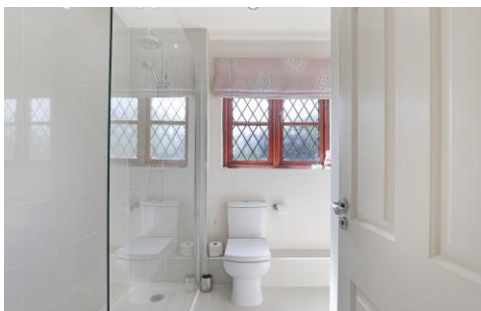
DETACHED DOUBLE GARAGE

Two up and over doors. Electric light and power connected. 16' 7" x 8' 2" (5.05m x 2.49m)

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'.

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).

SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

The property stands in the Priority Admissions Area for Epping Primary School & Epping St John's Church of England School.

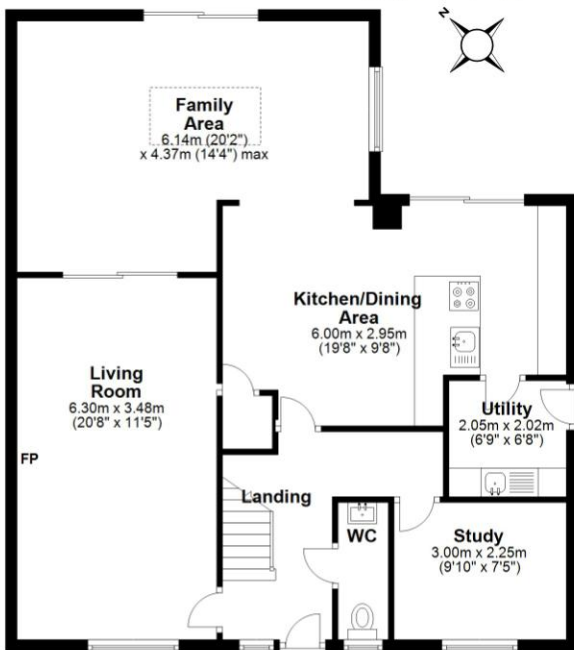


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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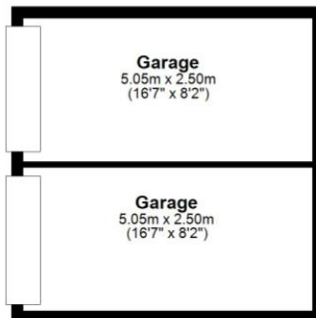
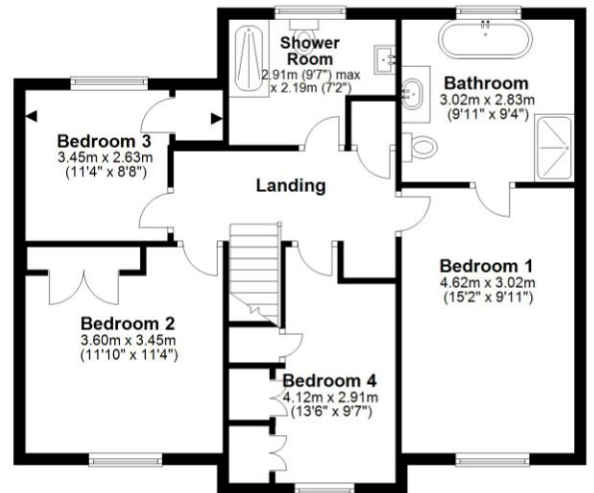
Ground Floor

Main area: approx. 91.9 sq. metres (989.0 sq. feet)
Plus garages: approx. 25.7 sq. metres (277.1 sq. feet)



First Floor

Approx. 69.6 sq. metres (748.7 sq. feet)



Main area: Approx. 161.4 sq. metres (1737.7 sq. feet)
Plus garages: approx. 25.7 sq. metres (277.1 sq. feet)

PROPERTY PEOPLE PROFESSIONALISM

5a Simon Campion Court
232-234 High Street
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CM16 4AU

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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