

Gross Internal Floor Area (excluding outbuilding):  
Approximately 1105 sq. ft. / 103 sq. m.



**FREE MARKET APPRAISAL**

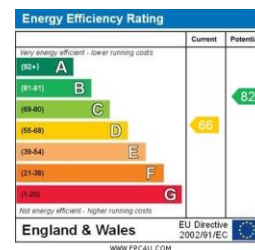
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

**FINANCIAL SERVICES**

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

**MEASUREMENTS**

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



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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.



24 Carters Lane  
Epping Green, CM16 6QJ  
£600,000





**WORKSHOP OR STORE**  
13' 7" x 11' 7" (4.14m x 3.53m)

**OFFICE**  
13' 6" x 5' 2" (4.11m x 1.57m)

**SERVICES**  
All mains services are understood to be connected. No services or installations have been independently tested by the agent.

**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 'D'.

**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 CATCHMENT AREA**  
The property stands in the Priority Admissions Area for Epping Upland CofE School and Epping St John's Senior School.



- Established Village Home
- 3 Double Bedrooms
- Large Garden with Outbuilding
- Gas Central Heating (Modern Boiler)
- Double Glazing
- Off Street Parking

Viewing is available strictly by appointment  
with Stevenette and Company LLP  
01992 563090

This established semi-detached house offers very well extended and spacious accommodation complete with the ingredients one would hope to find in a village property including an open fire and an extraordinarily long and pleasant garden with a very useful outbuilding that might be used as a summerhouse, workshop or even home office. The house offers an opportunity for a buyer to put their own stamp on it or even, as others have done in the same road, to further extend and utilise the great attic space with a comprehensive programme of extension (subject to all necessary consents). Carters Lane is a no-through road and is home to the very well-regarded village school as well as being well placed for walking in the countryside that surrounds the village.

**GROUND FLOOR**  
**ENTRANCE HALL**  
**LIVING & DINING ROOM**  
24' 6 (Max)" x 18' 3 (Max)" (7.47m x 5.56m)  
**KITCHEN**  
13' 10" x 9' 9" (4.22m x 2.97m)  
**UTILITY ROOM**  
7' 2" x 4' 1" (2.18m x 1.24m)  
**WC**

**FIRST FLOOR**  
**LANDING**  
**BEDROOM 1**  
17' 1" x 11' 2 (Max)" (5.21m x 3.4m)

**BEDROOM 2**  
12' 7" x 10' 5" (3.84m x 3.18m)  
**BEDROOM 3**  
9' 5" x 9' 0" (2.87m x 2.74m)  
**BATHROOM & WC**  
7' 2" x 5' 5" (2.18m x 1.65m)

**EXTERIOR**  
The house stands behind a good driveway area providing parking. A path leads to the side of the house to the back garden.  
The rear garden is of exceptional size and is laid to lawn with hedged borders, planted beds and a paved terrace. At the far end of the garden is a timber-built summerhouse-style outbuilding that comprises of:

