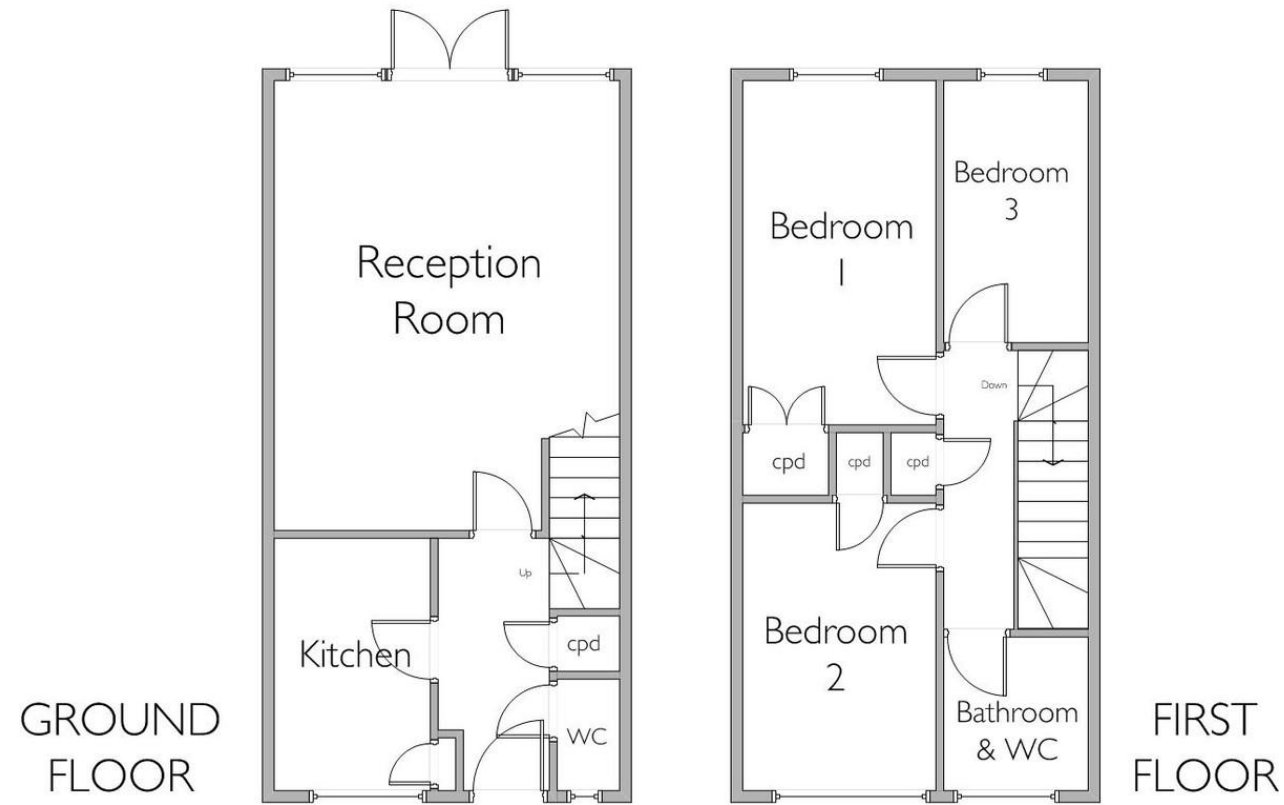


Gross Internal Floor Area:
Approximately 892 sq.ft / 83 sq.m.



FREE MARKET APPRAISAL

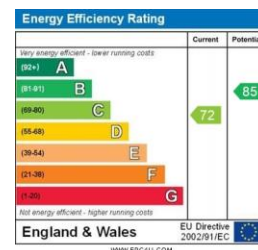
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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.



@StevenetteandCoLLP

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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.

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



**3 Highfield Green
Epping, CM16 5HB
£485,000**



- 3 Bedroom Home
- No Onward Chain
- Mid - Terraced
- Gas Central Heating
- Double Glazing
- Garage en-bloc

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). The property is currently occupied by a tenant on an Assured Shorthold Tenancy. Notice has been served for a vacation date of late August 2024.

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 'D'.

SCHOOL PRIORITY ADMISSIONS AREA

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

AGENT'S NOTE

The photographs were taken before occupation by the current tenant.

ESTATE AGENCY ACT 1979

Please note the owners of this property are partners in Stevenette & Company.

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

Offered with NO ONWARD CHAIN, this established mid-terraced house offers attractively-proportioned 3-bedroom family accommodation that represents great value for money. Positioned just off Bury Lane at the southern end of the High Street, the town's many shops, eateries and other amenities are just a short walk away. Highfield Green is a development designed around a central lawned area of grounds and this property benefits from views over this area of Green. To the rear is a good length of garden and there is a GARAGE en-bloc.

GROUND FLOOR

ENTRANCE HALL

Built-in storage cupboard.

CLOAKROOM

RECEPTION ROOM

19' 2" x 15' 0" (5.84m x 4.57m)

KITCHEN

10' 1" x 7' 0" (3.07m x 2.13m)

FIRST FLOOR

LANDING

BEDROOM 1

14' 7" x 9' 0" (4.44m x 2.74m)

Built-in wardrobe

BEDROOM 2

12' 3" x 9' 0" (3.73m x 2.74m)

Built-in wardrobe.

BEDROOM 3

11' 3" x 5' 9" (3.43m x 1.75m)

BATHROOM & WC

EXTERIOR

The house stands behind a lawned garden area and is approached over a footpath that leads across the green over which the house looks.

The rear garden is laid to lawn and is enclosed by fencing. At the rear of the site and accessible by foot across the green, there is a line of garages within which no. 3 has a single garage.

