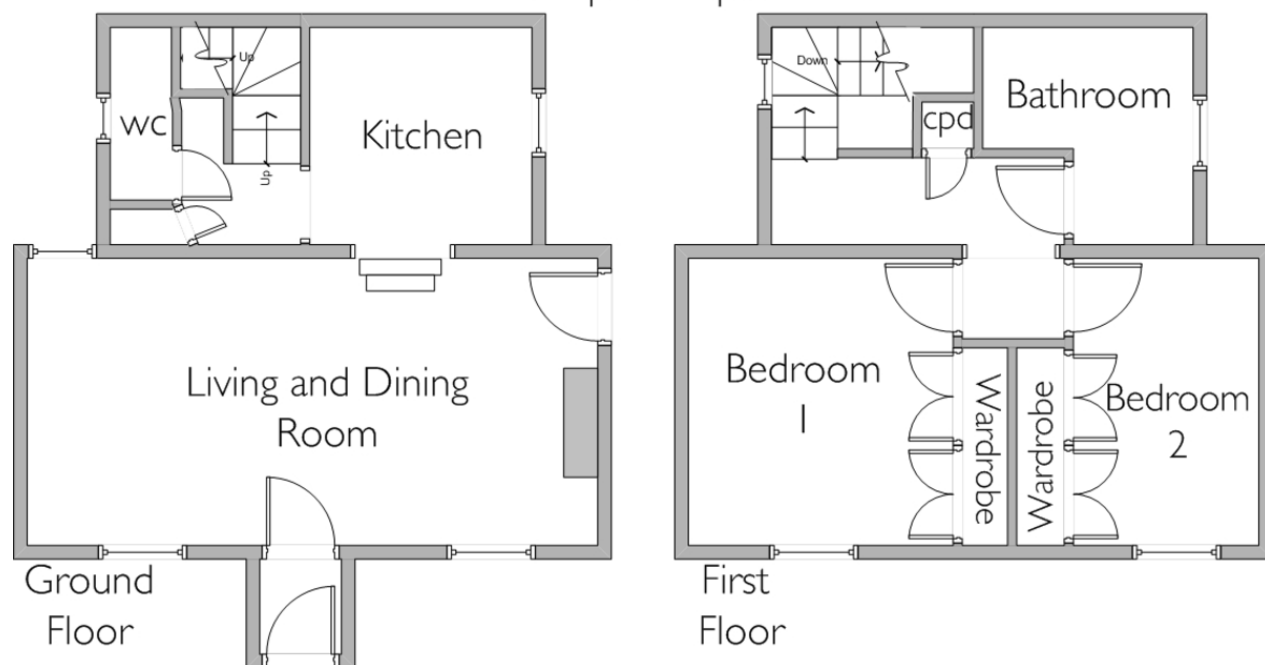


Gross Internal Floor Area Approximately
687sq.ft./64sq.m.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	74	
(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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£495,000

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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.



- Semi-Detached House
- Recently Modernised
- 2 Bedrooms

- Off Road Parking
- Under Floor Heating
- Courtyard Garden

A semi-detached house that has been extended and modernised to create an individual and stylish 2 bedroom home. The house stands close to the centre of the village, The New Boar, and conveniently placed for access to Theydon Bois and its wide range of shops and Central Line station. The property itself has a porch at the front which opens into a spacious living and dining room with a cosy wood burner. Leading off this you have a bright Kitchen and downstairs WC. Upstairs there are two double bedrooms and a spacious bathroom with a shower as well. There is courtyard garden perfect to be able to host the BBQ and there's great off road parking at the front.

GROUND FLOOR

PORCH

4' 3" x 2' 9" (1.3m x 0.84m)

LIVING AND DINING ROOM

20' 10" x 10' 6" (6.35m x 3.2m)

KITCHEN

8' 7" x 7' 11" (2.62m x 2.41m)

WC

FIRST FLOOR

LANDING

BEDROOM 1

10' 8" x 9' 8" (3.25m x 2.95m)

BEDROOM 2

10' 8" x 7' 1" (3.25m x 2.16m)

BATHROOM

8' 0" x 8' 0" (max)(2.44m x 2.44m)

EXTERIOR

The house stands behind a good driveway area providing parking. A path leads to the side of the house.

The Courtyard garden faces almost directly west and is designed to a low-maintenance patio design.

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

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

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

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).



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

