

Stevenette



57 Theydon Grove
Epping, Essex, CM16 4PX

£1,100,000

PROPERTY FEATURES

- Detached Family Home
- 5 Bedrooms
- 3 Bath/Shower Rooms
- Garage & Driveway Parking
- Double Glazing
- Gas Central Heating Rooms

FULL DESCRIPTION

Offered with NO ONWARD CHAIN, this impressive detached family home stands in an enviable and elevated position on the edge of Theydon Grove - one of the town's most popular locations just minutes' walk from the Central Line Station and the vibrant High Street where there's a great choice of independent and national retailers and eateries including M&S and Gail's along with excellent access into Epping Forest for those weekend walks and bike rides. The house, which has been extended and improved in the past, offers over 2500 sq.ft. of accommodation over three floors.

GROUND FLOOR

ENTRANCE HALL

LIVING / RECEPTION ROOM

31' 2" (max) x 18' 1" (max) (9.5m x 5.51m)

KITCHEN / DINING

21' 0" x 18' 8" (6.4m x 5.69m)

CONSERVATORY

18' 1" x 8' 10" (5.51m x 2.69m)

UTILITY ROOM

8' 2" x 5' 3" (2.49m x 1.6m)

WC

GARAGE

15' 5" x 8' 2" (4.7m x 2.49m)

FIRST FLOOR

LANDING



BEDROOM 1

18' 1" x 12' 2" (5.51m x 3.71m)

EN-SUITE BATH, SHOWER & WC

BEDROOM 2

12' 10" x 11' 2" (3.91m x 3.4m)

EN-SUITE SHOWER & WC

BEDROOM 3

8' 10" x 8' 2" (2.69m x 2.49m)



SECOND FLOOR

LANDING

BEDROOM 4

16' 5" (max) x 14' 5" (max) (5m x 4.39m)

BEDROOM 5

15' 1" x 14' 9" (4.6m x 4.5m)

SHOWER & WC



EXTERNAL

The house stands behind a block-set carriage driveway that is bordered by established planted beds. Gated paths lead to both sides of the building to give access to the rear garden.

The rear garden is predominantly laid to artificial lawn with well-stocked borders, beds and areas of paved patio.

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'.

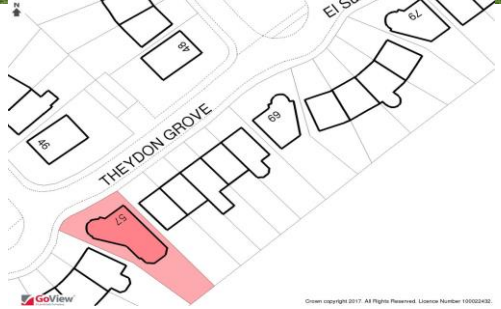
TENURE

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 and Epping St John's Senior School.



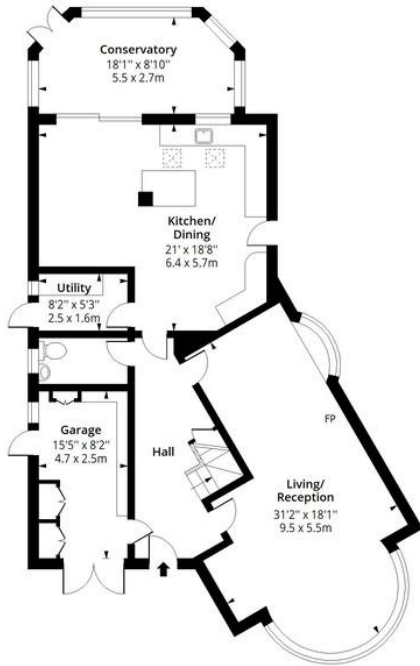


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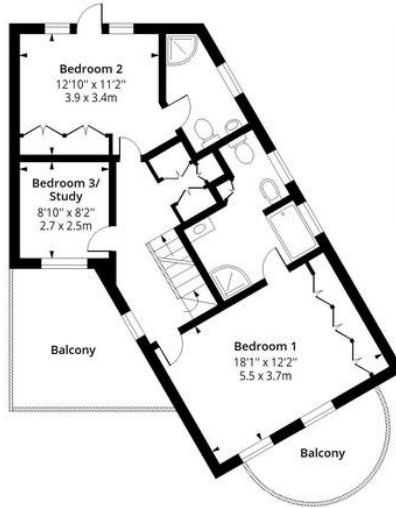
Promap

Theydon Grove, CM16

Approx. Gross Internal Area 2567 Sq Ft - 238.47 Sq M
 Approx. Gross Balcony Area 222 Sq Ft - 20.62 Sq M



Ground Floor
 Floor Area 1310 Sq Ft - 121.70 Sq M



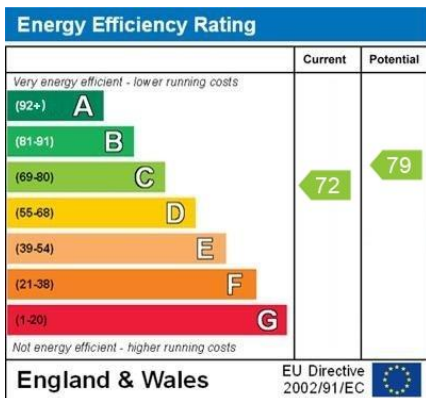
First Floor
 Floor Area 761 Sq Ft - 70.70 Sq M



Second Floor
 Floor Area 496 Sq Ft - 46.08 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
 Date: 5/9/2024
 lpaplus.com



PROPERTY PEOPLE PROFESSIONALISM

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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 and 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