



**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		86
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



**22 Carters Lane  
Epping Green, CM16 6QJ  
£600,000**

5a Simon Champion Court, 232-234 High Street, Epping, Essex, CM16 4AU  
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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.





### EXTERIOR

The house is approached over a driveway providing good vehicle parking.

The rear garden is of good length and is laid to lawn and enclosed by fencing. The property also benefits from side access.

### 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).

### 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 / CATCHMENT AREA

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



- Semi-Detached House
- 3 Large Bedrooms
- Close To Village School

- Off-Street Parking
- Gas Central Heating
- Double Glazing

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

An established semi-detached house in a very popular village setting that has been extended to the ground and first floor though offers, in our opinion, potential for further extension or the creation of an attic suite (subject to all necessary permissions) as others in the same lane have done. A key feature of the house is its exceptional plot (over 1/10th of an acre) that includes a rear garden extending to almost 130 ft/39m. Epping Green is a very popular village with a well-regarded Primary School and, lying between 3 and 4 miles from Epping and its Central Line station, is also conveniently placed for access to a number of other towns and transport links.

### GROUND FLOOR

#### ENTRANCE HALL

#### LOUNGE

15' 8" x 13' 1" (Avg)" (4.78m x 3.99m)

#### DINING ROOM

12' 11" x 9' 6" (3.94m x 2.9m)

#### STORE

9' 6" x 5' 2" (2.9m x 1.57m)

#### KITCHEN

12' 7" x 8' 11" (3.84m x 2.72m)

#### WC

#### LOBBY

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

12' 10" x 9' 0" (3.91m x 2.74m)

#### ENSUITE, SHOWER ROOM & WC

6' 4" x 5' 8" (1.93m x 1.73m)

#### BEDROOM 2

12' 8 (Max)" x 10' 5 (Max)" (3.86m x 3.18m)

#### BATHROOM & WC

7' 4" x 5' 6" (2.24m x 1.68m)

#### BEDROOM 3

9' 7" x 9' 1" (2.92m x 2.77m)

