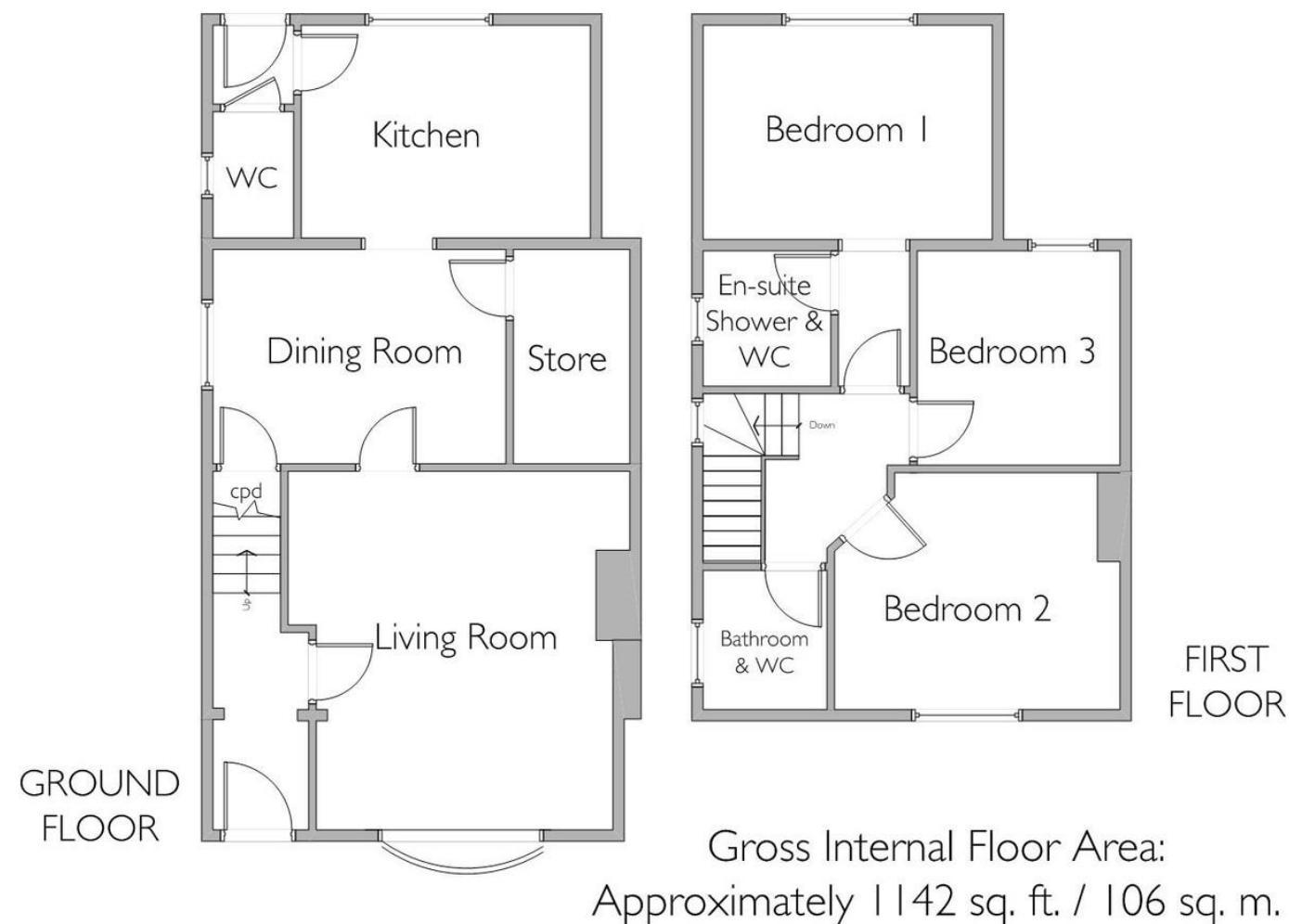




FREE MARKET APPRAISAL

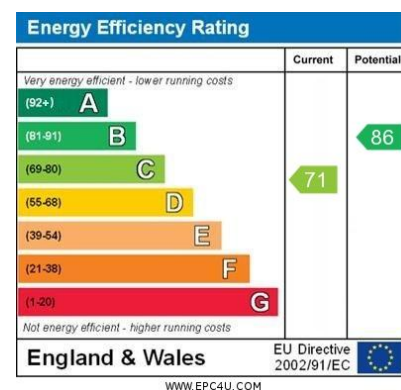
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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.



Stevenette

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Tel: 01992 563090
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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.

Stevenette

22 Carters Lane
Epping Green, CM16 6QJ
£585,000



- Semi-Detached House
 - 3 Large Bedrooms
 - Close To Village School
- Off-Street Parking
 - Gas Central Heating
 - Double Glazing

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)

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.



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

