

### FREE MARKET APPRAISAL

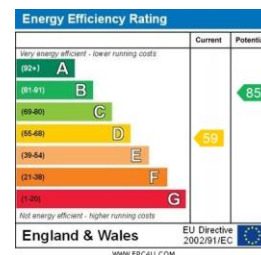
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

### 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.



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

@StevenetteandCoLLP

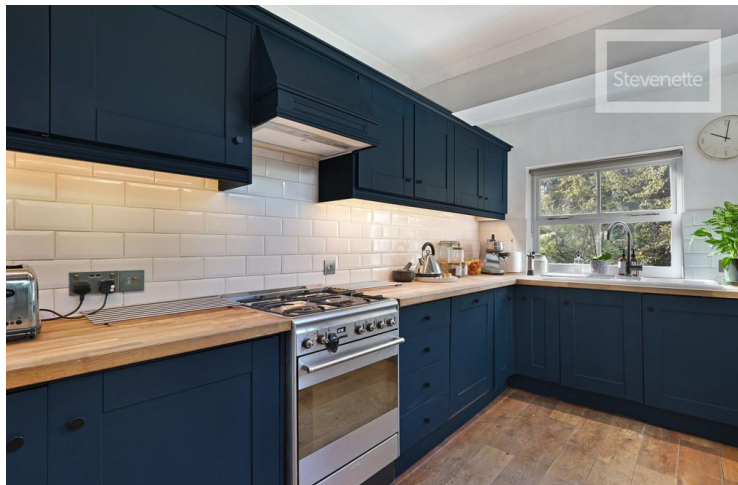
@StevenetteandCo



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.



9 Bower Vale  
Epping, CM16 7AS  
£530,000



- End Terrace Victorian House
- 2 Good Bedrooms
- Generous Proportions

- Modern Gas Central Heating
- Double Glazing
- Residents Parking Area

## EXTERIOR

The house stands behind a forecourt area of garden and to the rear is a very sunny and pleasant southwest-facing garden laid to lawn with well stocked borders and beds and a substantial shed of timber construction.

Bower Vale is a patrolled Residents' Parking permit area.

## 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'.

## 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 Ivy Chimneys School and Epping St John's Senior School.

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

This beautifully-presented end-terrace house offers welcoming and stylish 2-bedroom accommodation that has been sympathetically modernised to blend the best of old and new - including an open fire and solid oak flooring to the living room, a 4-piece bath and shower room and French doors opening to the SOUTHWEST facing garden. Bower Vale is a cul-de-sac of predominantly Victorian homes ideally placed for walking to the Central Line station as well as the cafes, shops, bars and eateries of the High Street.

## GROUND FLOOR

### ENTRANCE HALL

### LIVING ROOM

13' 11" x 11' 9" (4.24m x 3.58m)

Cast-iron open fire. Measured into the wide bay window and open to the:

### DINING ROOM

11' 5" x 10' 1" (3.48m x 3.07m)

French doors open to the rear garden.

### KITCHEN

13' 0" x 7' 0" (3.96m x 2.13m)

## FIRST FLOOR

### LANDING

### BEDROOM 1

15' 10" x 11' 5" (4.83m x 3.48m)

The measurement includes a bank of fitted wardrobes.

### BEDROOM 2

11' 5" x 9' 7" (3.48m x 2.92m)

### BATHROOM, SHOWER & WC

7' 0" x 6' 9" (2.13m x 2.06m)

