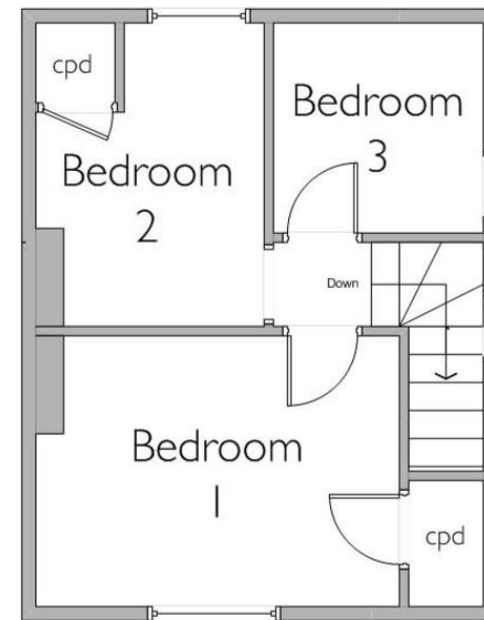


Gross Internal Floor Area:  
Approximately 840 sq.ft. / 78 sq.m.



GROUND  
FLOOR





FIRST  
FLOOR



Stevenette

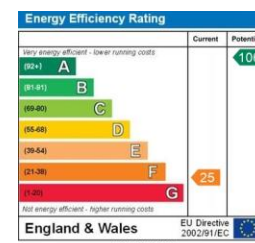
5a Simon Champion Court, 232-234 High  
Street, Epping, Essex, CM16 4AU  
Tel: 01992 563090  
Email: enquiries@stevenette.com

 @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.



Stevenette

2 Hunters Hall Cottages  
Epping Upland, CM16 6PL  
£500,000





- Semi-Detached Farm Cottage
- uPVC Double Glazing
- Oil Central Heating
- Large Garden
- Parking & Outbuildings
- Rural Setting

This very appealing semi-detached cottage is the perfect blank canvas for someone looking to make their country home! Built, we estimate at the start of the 20th century and requiring modernisation throughout, the house stands in a generous garden plot (approx 1/6th acre and length approx 47.5m/155ft) approximately 1 mile down a lane that leads only to other farms and cottages and is surrounded by open and rolling countryside. Epping Upland is a rural setting of individual homes and is well placed for access to Epping (approx. 3.5 miles) and its Central Line Station (approx. 4 miles).

## GROUND FLOOR

### ENTRANCE HALL

**LIVING ROOM**  
13' 1" (Max)" x 13' 0" (3.99m x 3.96m)

**KITCHEN**  
13' 1" x 7' 5" (3.99m x 2.26m)  
Pantry.

**LEAN-TO**  
13' 8" x 7' 7" (4.17m x 2.31m)  
Floor-standing oil central heating and hot water boiler.

**BATHROOM, SHOWER & WC**  
8' 0" x 7' 7" (2.44m x 2.31m)

## FIRST FLOOR

### LANDING

**BEDROOM 1**  
13' 0" x 9' 7" (3.96m x 2.92m)  
Built-in storage cupboard.

**BEDROOM 2**  
10' 10" x 8' 6" (3.3m x 2.59m)

**BEDROOM 3**  
7' 6" x 7' 5" (2.29m x 2.26m)

## EXTERIOR

The house has grassed gardens to the front, side and rear. Within the rear garden area are a pair of original timber-built stores (requiring repair) and a corrugated metal WORKSHOP/GARAGE (13'5" x 24'3").

The property benefits from a vehicular right of way over the lower section of the private driveway that leads from the lane to Hunters Hall and this provides access to the Workshop/Garage and a further pull-in - both at the far end of the rear garden.

## 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

Mains electricity and water services are understood to be connected. Drainage is to a septic tank. No services or installations have been tested.

## COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'D'.

## SCHOOL PRIORITY ADMISSIONS (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

