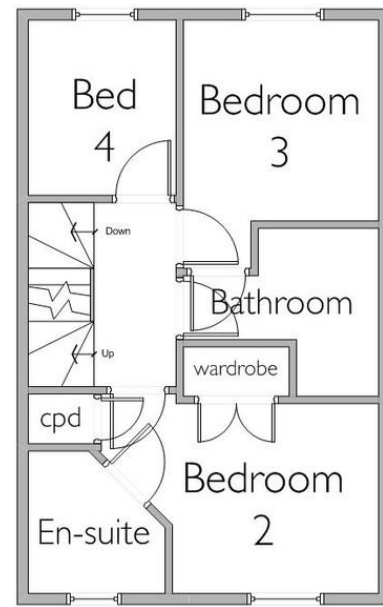




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Gross Internal Floor Area:
Approximately 1207 sq.ft. / 112 sq.m.



Stevenette

FREE MARKET APPRAISAL

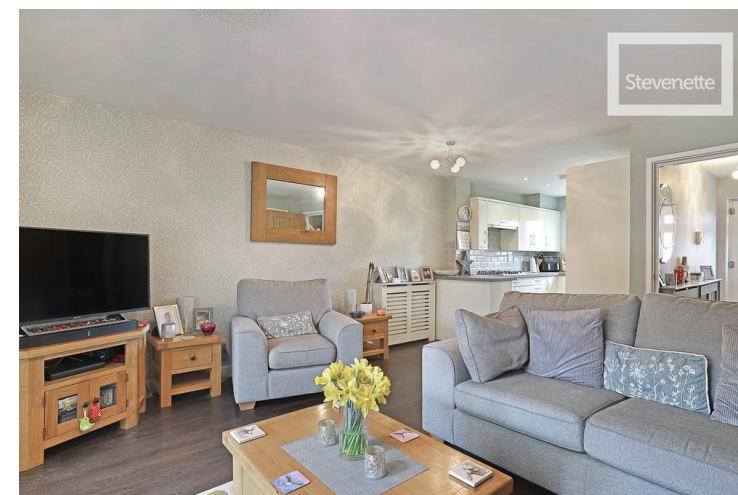
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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.



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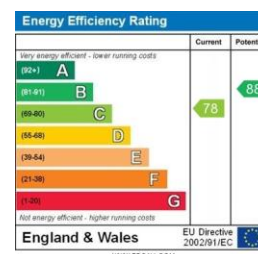
5a Simon Campion Court, 232-234 High Street, Epping, Essex, CM16 4AU
Tel: 01992 563090
Email: enquiries@stevenette.com

@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

92 Blenheim Square
North Weald, CM16 6FQ
£540,000



- Modern Three-Storey Home
- Three En-suite Bath/Shower Rooms
- Gas Central Heating
- Double Glazing
- Low-Maintenance Garden
- Garage & Parking

Blenheim Square is a development of homes positioned on the western-side of the village and designed around a central green square and a number of mature trees. Within walking distance of the local shops and restaurants, it is also well-placed for easy access to Epping as well as other transport routes to major locations. This middle-terrace house has been superbly extended during the owners' occupation to create a second floor master bedroom suite as well as an attractive open-plan kitchen and reception room with bi-fold doors opening to the rear garden. Large single garage and allocated parking space.

GROUND FLOOR
ENTRANCE HALL
LIVING ROOM AND KITCHEN

26' 2" max x 15' 11" max (7.98m x 4.85m)
The kitchen is fully fitted with cabinets and integrated appliances.
Open to:
SITTING OR DINING ROOM
14' 3" x 9' 6" (4.34m x 2.9m)
Bi-fold doors to the rear garden.
WC

FIRST FLOOR
LANDING
The stairs continue off.
BEDROOM 2

12' 5" max x 8' 7" (3.78m x 2.62m)

EN-SUITE SHOWER & WC
BEDROOM 3

9' 2" min x 8' 10" (2.79m x 2.69m)
A door opens directly to the family bathroom to allow use as an en-suite.

BEDROOM 4
8' 0" x 6' 8" (2.44m x 2.03m)
BATHROOM & WC

SECOND FLOOR
LANDING

Access to storage.
BEDROOM 1
12' 5" avg x 8' 9" (3.78m x 2.67m)
WALK-IN WARDROBE
SHOWER & WC

EXTERIOR

The house is approached by a path leading over an area of lawned garden. The rear garden is laid to an attractive low-maintenance design with a paved terrace, artificial lawn and planted borders and beds. A gate opens to a pathway at the rear.

GARAGE & PARKING

19' 3" x 8' 10" (5.87m x 2.69m)
A generous single garage with up and over door is complemented by an allocated parking space in a courtyard area (no. 30) and further visitor parking bays are available in the development.

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.

COUNCIL TAX

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

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for St Andrew's CofE School, North Weald and Epping St John's Senior School.

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

