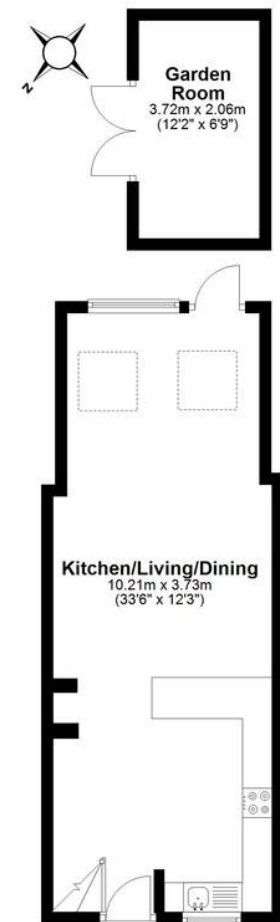
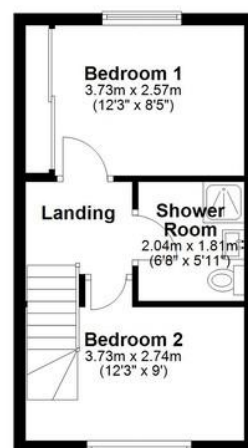


Ground Floor
Main area: approx. 36.7 sq. metres (395.5 sq. feet)
Plus outbuildings, approx. 7.7 sq. metres (82.4 sq. feet)



First Floor
Approx. 26.4 sq. metres (284.6 sq. feet)



Main area: Approx. 63.2 sq. metres (680.1 sq. feet)
Plus outbuildings, approx. 7.7 sq. metres (82.4 sq. feet)



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

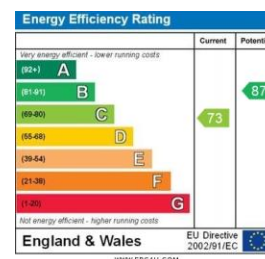
If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



Stevenette



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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

40 Garnon Mead
Coopersale, CM16 7RW
£420,000



- Mid Terrace House
- 2 Double Bedrooms
- Gas Central Heating
- Double Glazing
- Useful Garden Studio
- Very Well Presented

Offered with NO ONWARD CHAIN, this mid-terraced house is nestled in a lovely setting within Garnon Mead - a unique and leafy development of homes built amongst established trees and on the edge of the village where it borders Garnon Bushes Nature Reserve - a woodland area that allows for lovely walking during the weekends while being just a mile or so from Epping where there's Central Line underground access and a raft of independent and national shops, cafes, eateries and other amenities. The house features an impressive 33' open-plan living, dining and kitchen and, within the garden, is a very useful brick-built STUDIO/GARDEN ROOM or HOME OFFICE.

GROUND FLOOR

OPEN PLAN KITCHEN, LIVING & DINING ROOM

33' 6" x 12' 3" (10.21m x 3.73m)

This impressive and sociable space offers different zones. The kitchen area is fitted with base and wall units incorporating an integral electric oven, gas hob and dishwasher. The living room area has been extended to the rear with a vaulted area with a pair of skylights and French doors opening to the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1

12' 3" x 8' 5" (3.73m x 2.57m)

Measured into the fitted wardrobes.

BEDROOM 2

12' 3" max x 9' (3.73m x 2.74m)

SHOWER ROOM & WC

6' 8" x 5' 11" (2.03m x 1.8m)

EXTERNAL

The house stands behind an area of garden enclosed by a picket fence. to the rear is a paved garden that offers excellent privacy. A gate leads out to the rear. At the rear of the garden is the:

GARDEN ROOM / STUDIO

12' 2" x 6' 9" (3.71m x 2.06m)

PARKING

Dotted around Garnon Mead are various parking areas for the use of residents and visitors.

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 ADMISSIONS AREA

The property stands in the Priority Admissions Area for Coopersale and Theydon Garnon CofE Primary School and Epping St John's Senior School.



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

