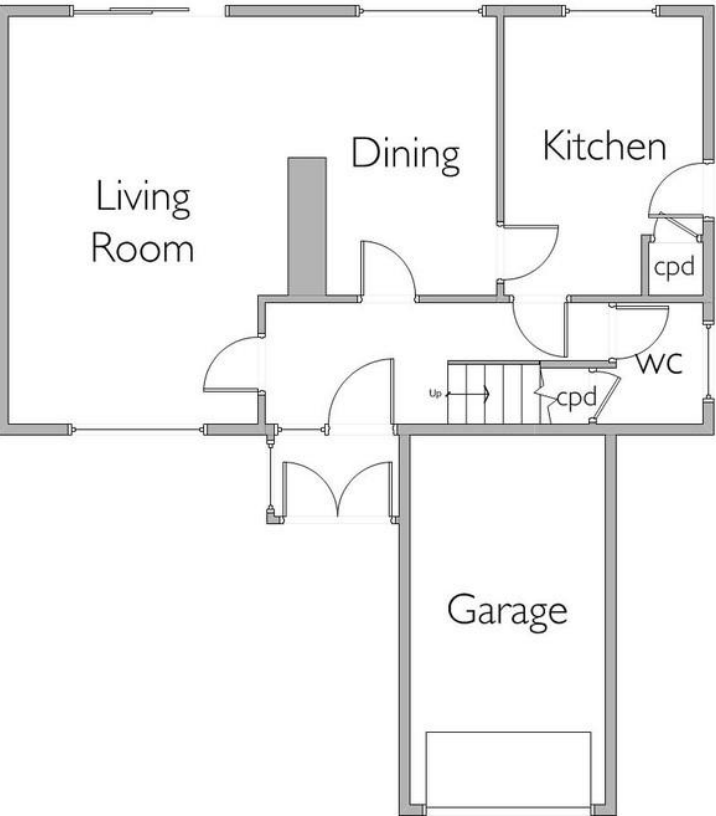
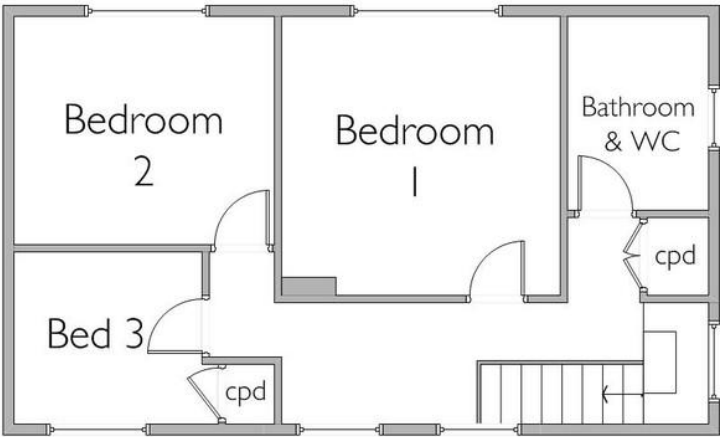


GROUND FLOOR



FIRST FLOOR



Gross Internal Floor Area
(excluding Garage):
Approximately
1200 sq.ft. / 112 sq.m.

FREE MARKET APPRAISAL

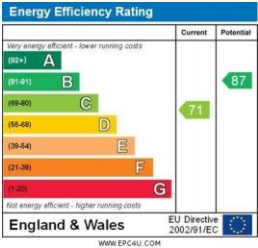
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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.



99 Coppice Row
Theydon Bois, CM16 7DW
£925,000

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

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 @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.



EXTERIOR
The rear garden is laid to lawn with established shrubs and beds.

To the front is a good area of block-set driveway that provides parking and access to the:

ATTACHED GARAGE
17' 0" x 9' 0" (5.18m x 2.74m)

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 'G'.

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

SCHOOL PRIORITY (CATCHMENT) ADMISSIONS AREA
The property stands in the Priority Admissions Area for Theydon Bois Primary School & Epping St John's Church of England School.



- Detached House
- 3 Large Bedrooms
- Exceptional Scope
- South Facing Garden
- Gas Warm Air Heating
- Double Glazing

Offered with NO ONWARD CHAIN and for the first time since it was built in 1968, this detached house requires modernisation and is a classic 'blank canvas' - ready for a buyer to embrace their inner designer and create a home of their own tastes and requirements. The house stands in one of the village's most popular residential settings and opposite Theydon Plain meaning there are green and leafy views through the large windows which also give a real feeling of light and space throughout. From Coppice Row, Epping Forest and all of the recreational activities it offers is just a 'stone's throw' away as is the centre of the village with its shops, amenities and Central Line station.

GROUND FLOOR

PORCH

ENTRANCE HALL

LIVING ROOM
18' 10" x 13' 0 (Avg)" (5.74m x 3.96m)
Part open to:

DINING ROOM
12' 8" x 7' 10 (Avg)" (3.86m x 2.39m)

KITCHEN
12' 8" x 9' 2" (3.86m x 2.79m)

WC

FIRST FLOOR

LANDING

BEDROOM 1
13' 0" x 12' 8" (3.96m x 3.86m)

BEDROOM 2
11' 11" x 10' 6" (3.63m x 3.2m)

BEDROOM 3
8' 11" x 8' 2" (2.72m x 2.49m)

BATHROOM & WC
8' 11" x 6' 7" (2.72m x 2.01m)



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