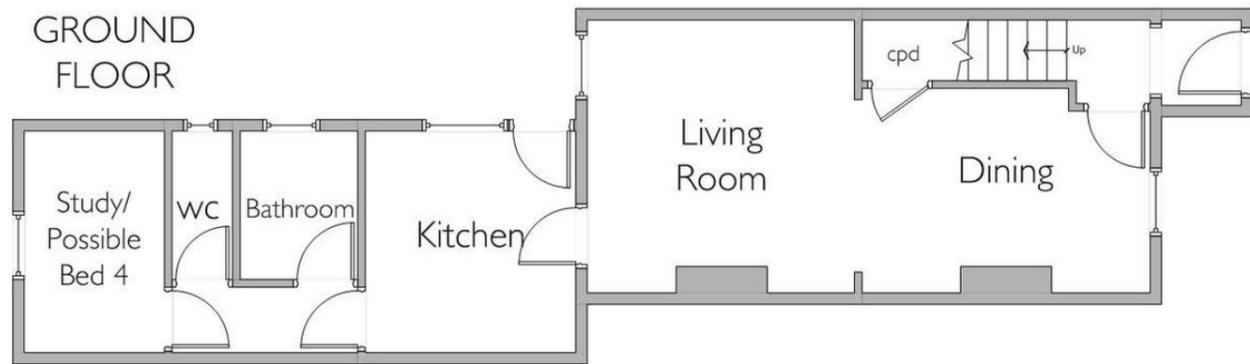
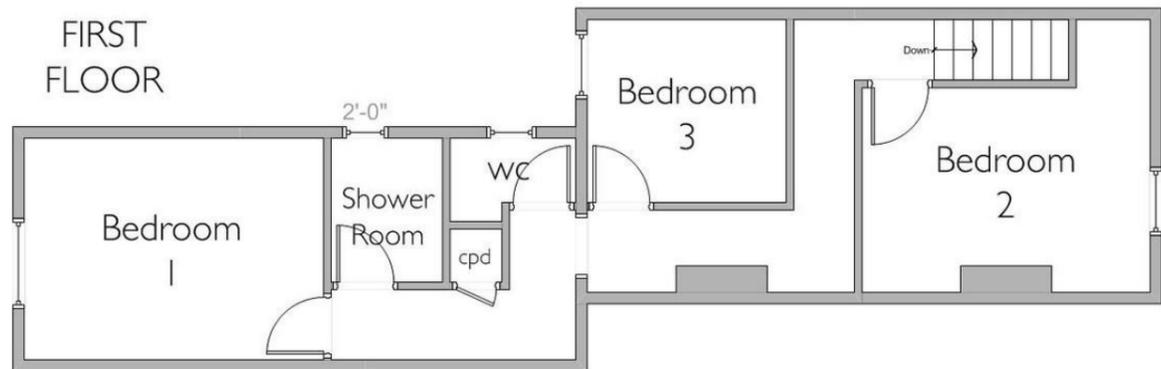


GROUND FLOOR



FIRST FLOOR



Gross Internal Floor Area: Approximately 1085 sq.ft. / 101 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

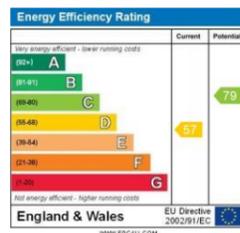
ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



Stevenette



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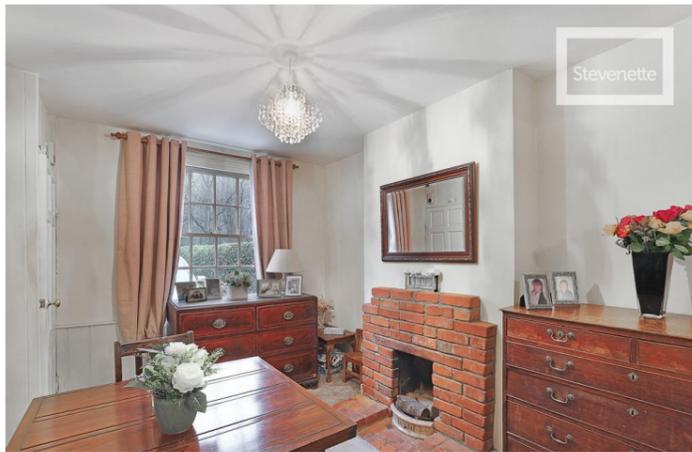
@StevenetteandCo



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.



43 Thornwood Road
Epping, CM16 6SY
£550,000



To the rear is a very long lawned garden enclosed by fencing and enjoying excellent exposure to the sun being southwest-facing.

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.

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).

COUNCIL TAX

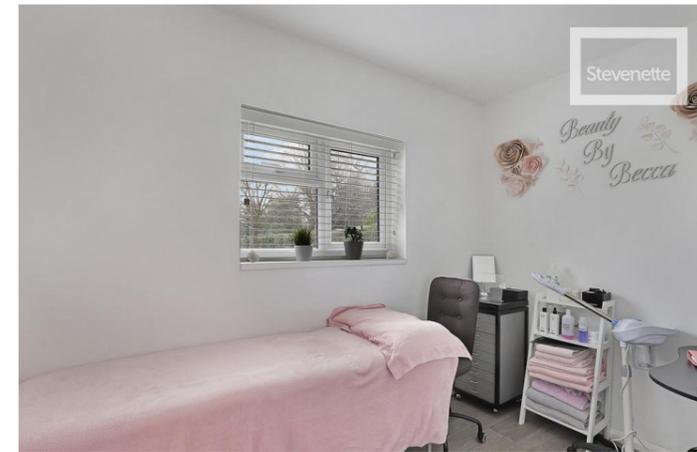
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'D'.

SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

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

RIGHT OF WAY

The house stands off a track that skirts the very edge of Epping Forest and is owned by the City of London Corporation. Vehicular right of way over this track is by licence. We understand the yearly charge for the licence to be in the region of £105 (subject to confirmation by the seller's solicitor).



- Period Cottage
- 3 Good Bedrooms
- Majority Double Glazed
- Gas Central Heating
- Off Street Parking
- Large Southwest-Facing Garden

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

Standing in a leafy position on the northern edge of the town and where it meets a section of Epping Forest, this mid-terraced period cottage offers characterful accommodation that is possibly twice the size that its external appearance might suggest at almost 1100 sq.ft.. The cottage offers a versatile arrangement including three first-floor double-bedrooms as well as a 24' reception room and a very useful ground floor study or possible 4th bedroom.

The house stands towards the front of its site and has a lovely rear garden - some 115ft/35m or so in length.

GROUND FLOOR

- ENTRANCE HALL**
- LIVING & DINING ROOM**
24' 9 (Max)" x 11' 1" (7.54m x 3.38m)
- KITCHEN**
9' 10" x 9' 9" (3m x 2.97m)
- LOBBY**
- BATHROOM**
7' 0" x 4' 11" (2.13m x 1.5m)
- SEPARATE WC**
- STUDY / POSSIBLE BEDROOM 4**
9' 9" x 6' 2" (2.97m x 1.88m)

FIRST FLOOR

- LANDING**
- BEDROOM 1**
13' 3" x 9' 10" (4.04m x 3m)
- BEDROOM 2**
12' 3" x 9' 0 (Min)" (3.73m x 2.74m)
- BEDROOM 3**
8' 9" x 7' 10" (2.67m x 2.39m)
- SHOWER ROOM**
6' 5" x 5' 6" (1.96m x 1.68m)
- SEPARATE WC**

EXTERIOR

To the front of the house is a driveway providing parking for one or two vehicles (depending on size).

