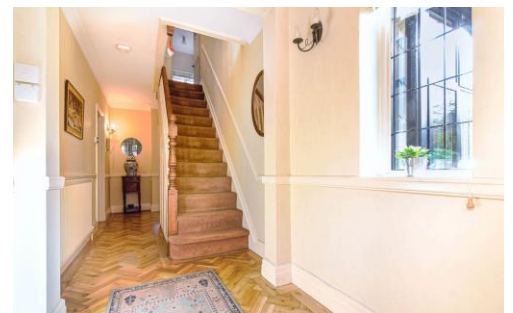


Stevenette



9 Piercing Hill
Theydon Bois, Essex, CM16 7JN

£1,425,000

PROPERTY FEATURES

- Individual Detached House
- Versatile Layout
- Lovely Large Garden
- Office / Floored Attic Space
- Garage & Driveways
- Heritage Window Company Double Glazing
- Gas Central Heating
- Well-Balanced Accommodation

FULL DESCRIPTION

Built in 1926, this uniquely designed 4 bedroom detached house is situated on prestigious Piercing Hill and is positioned at the front of a substantial garden. This characterful house retains a wealth of original features and has been enhanced over the years by sympathetic extension and alteration that has created a versatile and delightful family home that is deceptively spacious. The 4 bedrooms are nicely balanced by 4 reception spaces including a 20' Kitchen Diner that overlooks the beautiful, sunny east-facing garden which extends to approximately 140ft/42m in length and includes a detached Garage and driveway accessible from the rear and complementing the ample driveway parking at the front of the property.

Piercing Hill is, without a doubt, one of the area's most highly-sought locations hosting a number of substantial period homes and well-located for the centre of the village, its lovely green, local shops, the village school and the Central Line station. The house stands directly opposite Epping Forest which offers wonderful walking and cycling routes. Viewing highly recommended.

GROUND FLOOR

ENTRANCE HALL

Staircase leading off with storage cupboard below.

SITTING ROOM

17' 2" x 11' 4" (5.23m x 3.45m)

Measured into a walk-in bay window. A particular feature of the room is the brick-built fireplace within a nook. Open to:

LIVING ROOM

18' 3" x 10' 5" (5.56m x 3.18m)

French doors open to the rear garden.



DINING ROOM

16' 1" x 11' 7" (4.9m x 3.53m)

Measured into a walk-in bay window.

BREAKFAST KITCHEN

20' 8" x 14' 4" max (6.3m x 4.37m)

Fitted with oak-fronted base and wall units incorporating appliances. Semi-vaulted ceiling with skylight and picture window affording garden views.

UTILITY ROOM

6' 11" x 5' 9" (2.11m x 1.75m)

LOBBY

Access to garden.

WC

FIRST FLOOR

LANDING

BEDROOM 1

21' 4" x 10' 8" max (6.5m x 3.25m)

EN-SUITE BATH, SHOWER & WC

10' 1" x 6' 0" (3.07m x 1.83m)

BEDROOM 2

12' 2" x 11' 4" (3.71m x 3.45m)

BEDROOM 3

11' 7" x 10' 0" (3.53m x 3.05m)

BEDROOM 4

12' 0" x 9' 1" (3.66m x 2.77m)

BATHROOM & WC

A built-in airing cupboard conceals the hot water tank.

SECOND FLOOR

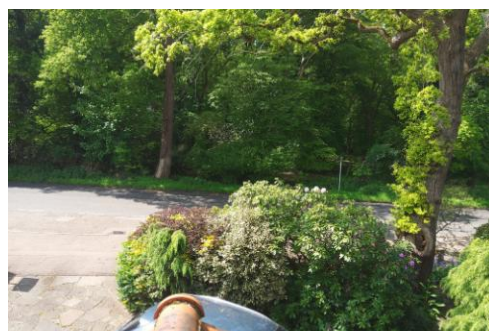
OFFICE / FLOORED ATTIC SPACE

20' 7" x 6' 8" min (6.27m x 2.03m)

Using measurements at approx. 1.5m head height in areas of restricted head height.

Accessed via a fixed set of stairs and with a good amount of fitted storage, the attic has a gable window, skylights and leads into a large roof void suitable for further storage.





EXTERIOR

The house stands behind an area of planted garden and is approached over a good area of driveway that provides parking for vehicles.

The rear garden is laid to lawn with well-kept and stocked borders and beds along with paved patio areas and a path leads to the:

GARAGE

18' 0" x 9' 0" (5.49m x 2.74m)

Accessed from Morgan Crescent and with a driveway providing further parking.

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.

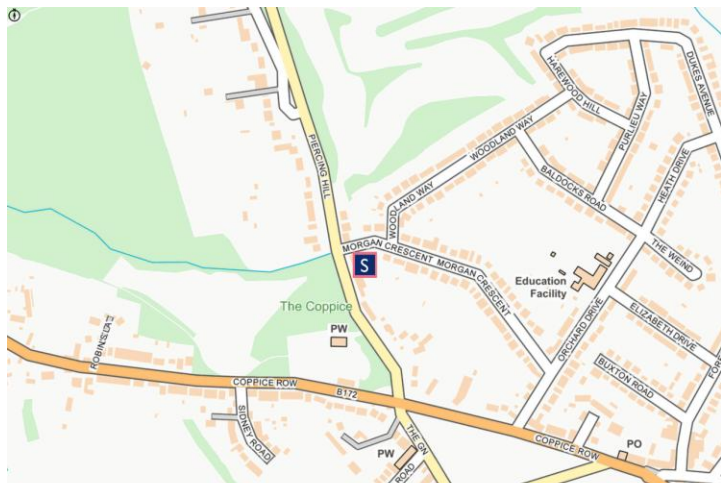
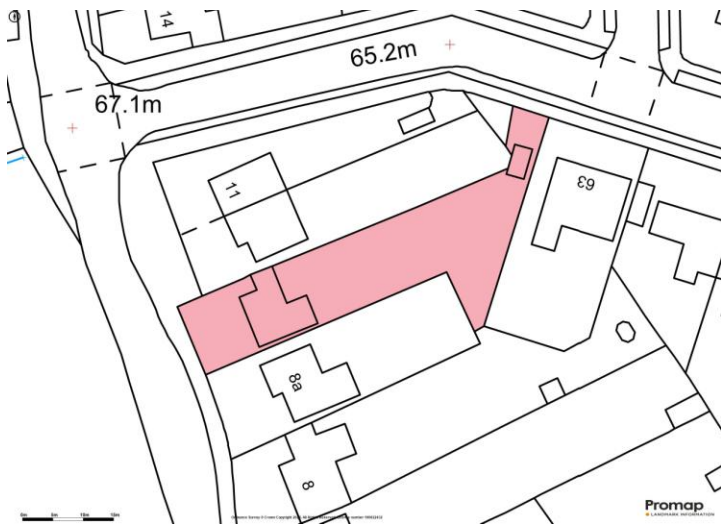
COUNCIL TAX

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

SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

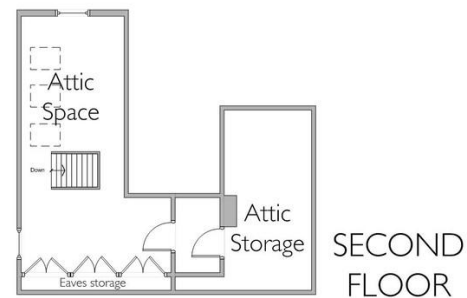
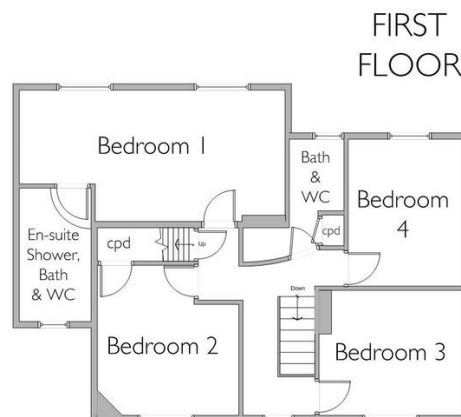
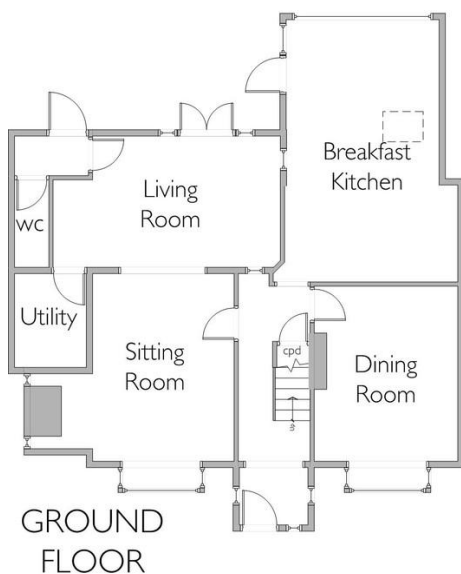
The property stands in the Priority Admissions Area for Theydon Bois Primary School and Epping St John's Senior School.





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Gross Internal Floor Area
(excluding Second floor attic Spaces):
Approximately 1896 sq.ft. / 176 sq.m.



PROPERTY PEOPLE PROFESSIONALISM

5a Simon Campion Court
232-234 High Street
Epping
Essex
CM16 4AU

www.stevenette.com
enquiries@stevenette.com
01992 563090

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements