



9 Piercing Hill
Theydon Bois, Essex, CM16 7JN

£1,425,000

PROPERTY FEATURES

- Detached House with Large Private Garden
- South-facing Terrace allowing al fresco summer dining.
- Self-Contained Office leading to large boarded walk-in Attic
- Separate Utility Room and Downstairs Cloakroom
- High Quality Double Glazing Throughout
- Gas Central Heating
- Open Fire

FULL DESCRIPTION

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.

- Unique 4 bedroom detached, family home built in Piercing Hill in 1926.
- Fantastic Location (opposite forest, easy walk to station, shops and primary school).
- Modern light and airy kitchen with space for a table overlooking the private, secure large garden.
- Garage with access from Morgan Crescent. Parking front and rear for 4 or 5 cars.

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.



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

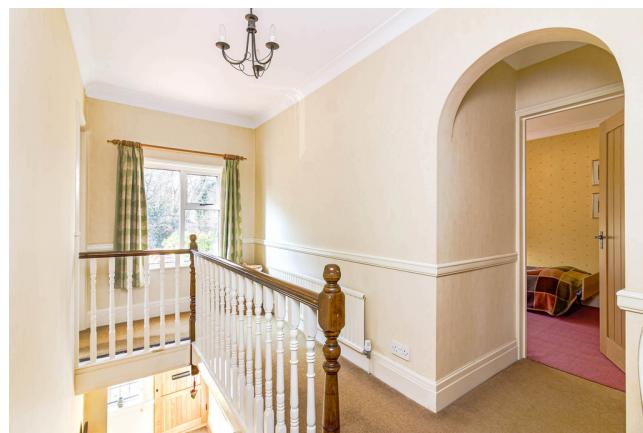
12' 2" x 11' 4" (3.71m x 3.45m)

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.



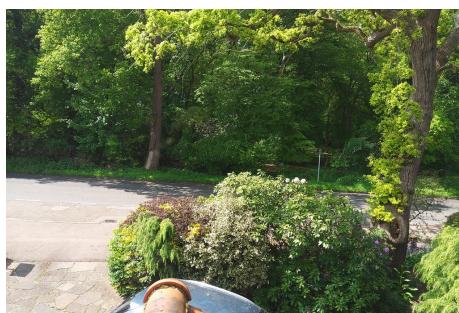
SECOND FLOOR

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.

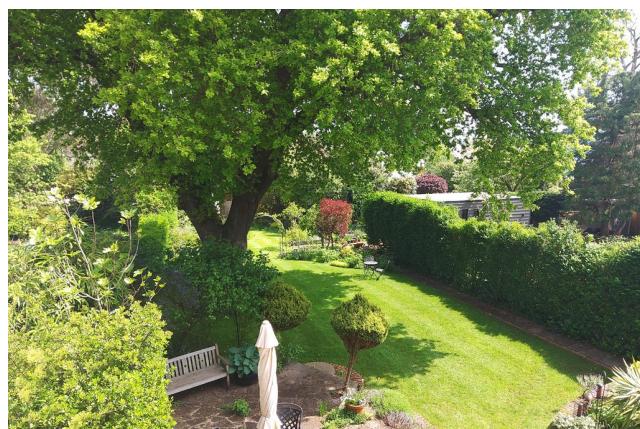


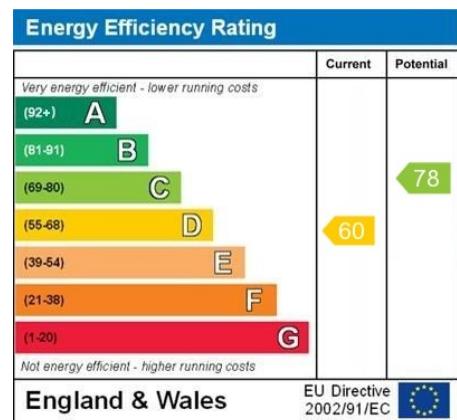
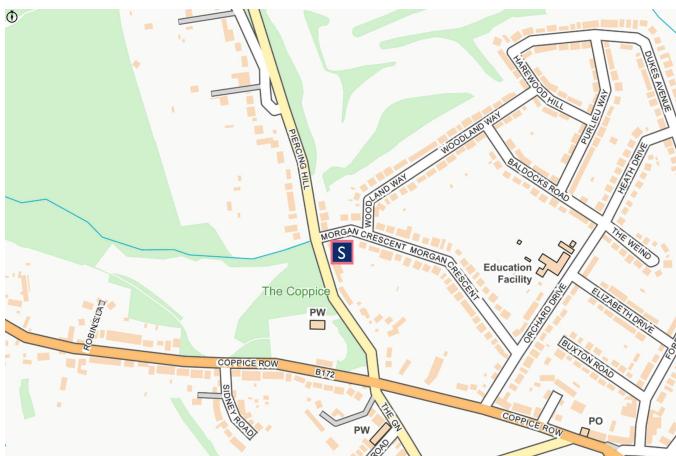
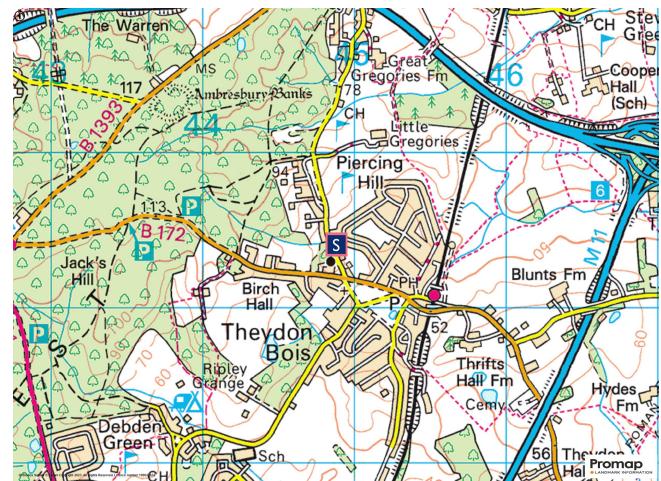
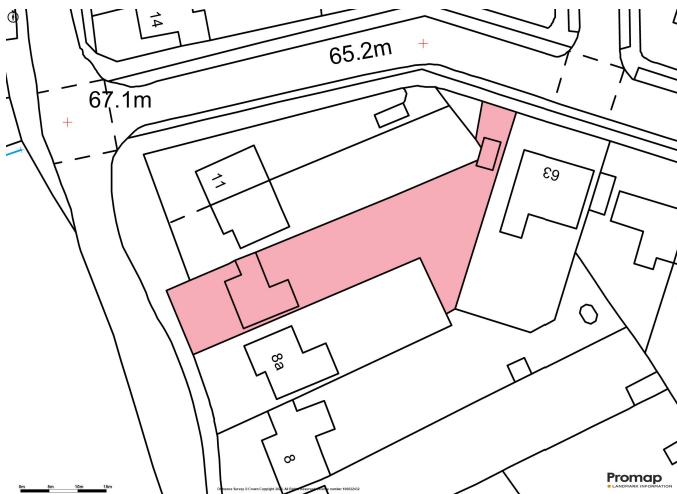
COUNCIL TAX

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.





PROPERTY PEOPLE PROFESSIONALISM

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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