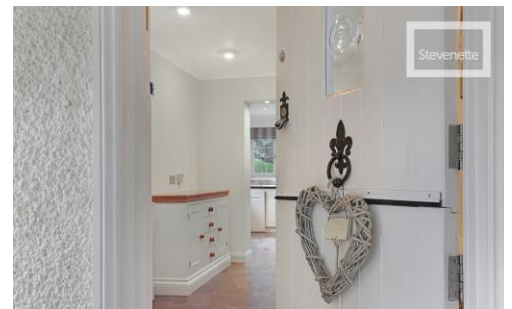


Stevenette



Epping Long Green

Epping Green, Essex, CM16 6QN

£750,000

PROPERTY FEATURES

- Established Individual Property
- Rural Living
- Spacious Accommodation
- Full Double Glazing
- Oil Central Heating
- Double Garage & Carport

FULL DESCRIPTION

The Willows is an individual and spacious home that forms part of a handful of individual properties nestled amongst open farm and country land just outside the ever-popular village of Epping Green. The property, which was constructed in the mid-20th century as a bungalow, has been well-enhanced through conversion of the attic to create spaces on the first floor and extension to the ground floor to take advantage of its sizeable and private lawned garden plot that extends to almost 1/4 acre - a tranquil getaway though just ten minutes or so drive away from the market town of Epping where there is Central Line access, a range of local amenities and schools as well as a vibrant High Street with a great selection of shops, cafes and restaurants.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

23' 1" x 12' 9" (7.04m x 3.89m)

Open to:

DINING ROOM

13' 11" max x 11' 1" (4.24m x 3.38m)

BREAKFAST ROOM

15' 6" x 7' 9" (4.72m x 2.36m)

Open to:

KITCHEN

12' 11" x 11' 3" (3.94m x 3.43m)

CONSERVATORY

11' 9" x 8' 1" (3.58m x 2.46m)

BEDROOM 1

13' 11" max x 11' 6" (4.24m x 3.51m)

The measurement includes a bank of fitted wardrobes. Air conditioning unit.

EN-SUITE SHOWER & WC



12' 1" x 6' 2" (3.68m x 1.88m)

BEDROOM 2

12' 0" x 11' 4" (3.66m x 3.45m)

The measurement includes two banks of fitted wardrobes.

BATHROOM & WC

12' 0" x 4' 8" (3.66m x 1.42m)

FIRST FLOOR

LANDING

Large built-in storage and access into storage within the roof eaves.

ATTIC SPACE 3

12' 8" x 7' 0" (3.86m x 2.13m)

Sloping ceilings. Measurements taken at approx. 1.5m head height.

ATTIC SPACE 4

13' 10" x 7' 0" (4.22m x 2.13m)

Sloping ceilings. Measurements taken at approx. 1.5m head height. Two Velux windows. Air conditioning unit.

UTILITY ROOM AND BOILER HOUSE

10' 0" x 4' 2" max (3.05m x 1.27m)

Plumbing for a washing machine. Floor-standing oil-fired central heating and hot water boiler.

EXTERIOR

The property stands within a fully hedged plot that is predominantly laid to lawn with two feature ponds. To the rear is a good area of paved patio that faces south and a path leads to the:

DOUBLE GARAGE

18' 6" x 16' 0" (5.64m x 4.88m)

Plus 2'4" into projection. Electric roller door. Attached to the garage is a store (11'6" x 7'8") and Carport (19'6" x 10'5").

The garage, carport and property are accessed by right of way over the asphalt lane (that is a continuation of Carters Lane) and a further gravelled track.

SERVICES

Mains electricity and water services are connected.

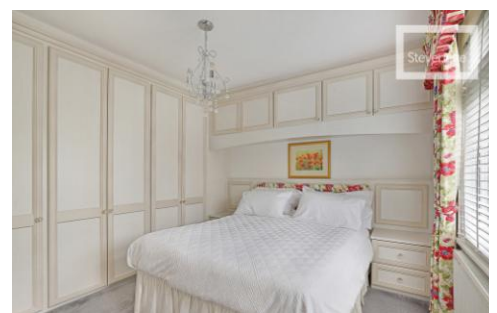
There is a septic tank within the grounds of the property with rights of access across neighbouring land and the bridle path for maintenance of essential services.

No services or installations have been tested.

TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to





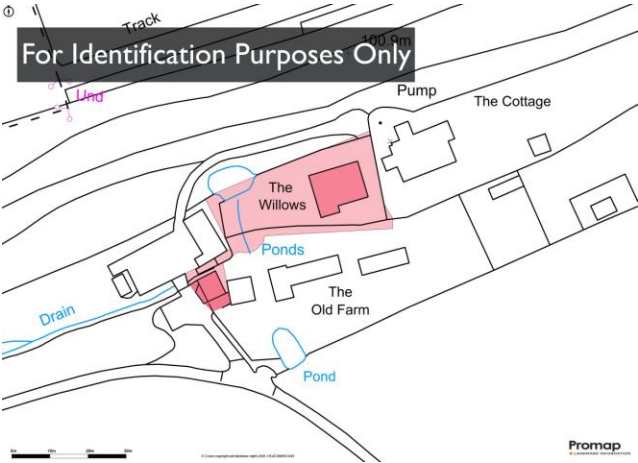
confirmation by the seller's solicitor).

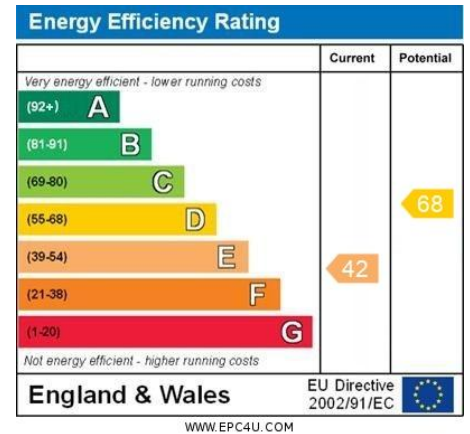
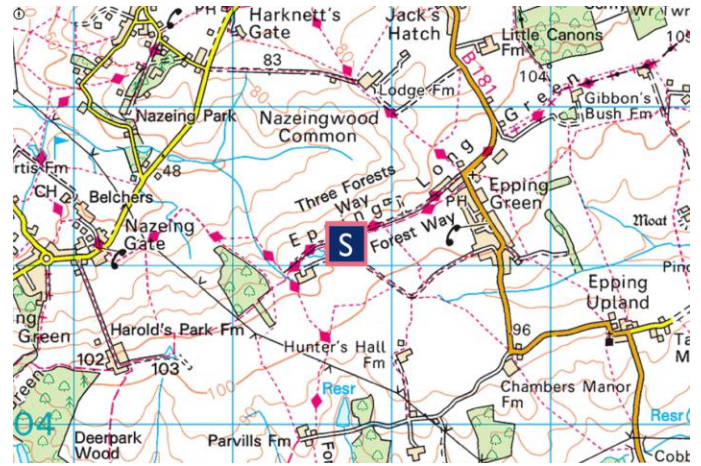
COUNCIL TAX

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

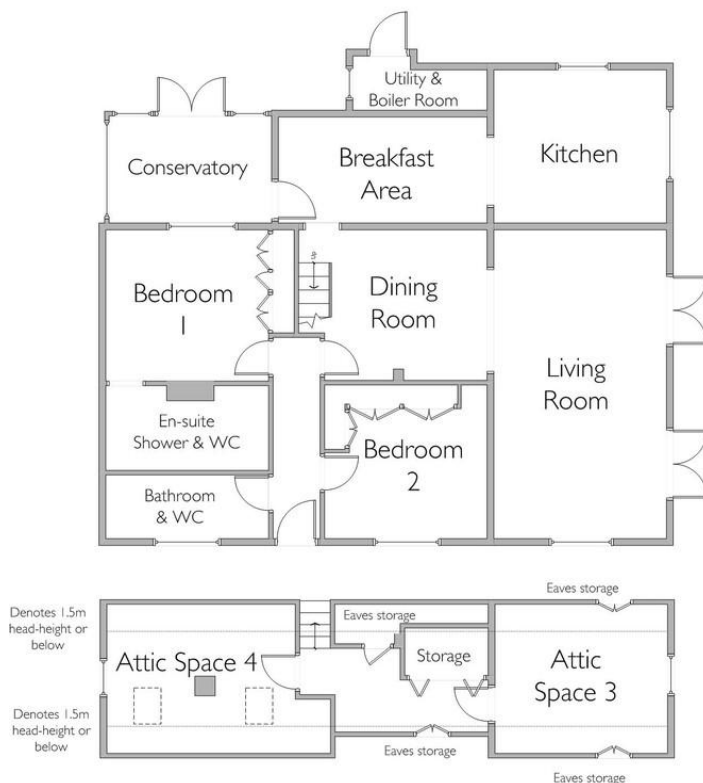
SCHOOL PRIORITY ADMISSIONS AREA

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



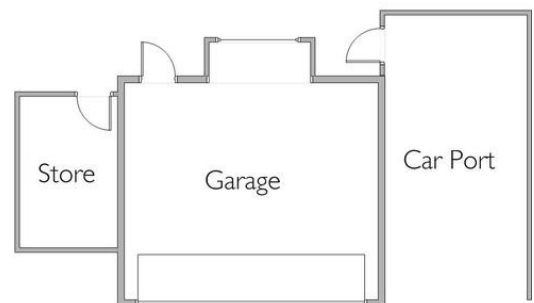


GROUND FLOOR



FIRST FLOOR

Gross Internal Floor Area:
Approximately 1670 sq.ft. / 155 sq.m.
(using measurements taken at approx
1.5m head-height in areas of limited
ceiling height).



OUTBUILDINGS

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