

Stevenette



6b Woodberry Down

Epping, Essex, CM16 6RJ

£825,000

PROPERTY FEATURES

- Established Semi-Detached House
- 4 Double Bedrooms
- 3 Bath/Shower Rooms
- Utility & Ground Floor WC
- Double Glazing
- Gas Central Heating

FULL DESCRIPTION

Offered with NO ONWARD CHAIN, this semi-detached house has been remodelled and extended to create a lovely semi-open plan arrangement to its ground floor that includes an 'L-shaped' reception room with bi-fold doors opening to the southeast-facing garden. There's a lovely feeling of light and space throughout the perfect family accommodation which includes 4 double bedrooms - 3 on the first floor with 2 bath/shower rooms, and a superb master bedroom with en-suite and dressing room on the second floor. Woodberry Down is located just off Lindsey Street and is well placed for walking to the Central Line station as well as Epping's buzzing High Street where there are many shops, restaurants and other cafes and eateries.

GROUND FLOOR

ENTRANCE HALL

LIVING & DINING ROOM

19' 8" x 12' 2" (5.99m x 3.71m)

plus

11' 6" x 9' 5" (3.51m x 2.87m)

Bi-fold and French doors to the rear garden.

KITCHEN

15' 8" x 7' 10" (4.78m x 2.39m)

UTILITY ROOM

7' 11" x 7' 10" (2.41m x 2.39m)

The measurements incorporate the:

WC



FIRST FLOOR

LANDING

BEDROOM 2

12' 2" x 10' 1" (3.71m x 3.07m)

EN-SUITE SHOWER & WC

6' 11" x 5' 7" (2.11m x 1.7m)

BEDROOM 3

12' 3" x 9' 4" (3.73m x 2.84m)

BEDROOM 4

9' 2" x 9' 0" (2.79m x 2.74m)

BATH, SHOWER & WC

10' 0" x 8' 9" (3.05m x 2.67m)

SECOND FLOOR

LANDING

BEDROOM 1

16' 10" x 10' 3" (5.13m x 3.12m)

WALK-IN WARDROBE

Eaves storage access.

EN-SUITE BATHROOM & WC

EXTERIOR

The house is approached over a block-set driveway that provides good off-street parking. The front 1/3rd or so of the integral garage remains for storage.

The rear garden is of attractive size and is southeast-facing. Laid to lawn with borders and beds there is a good-size paved terrace immediately to the rear of the house and a shed of timber construction.

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.

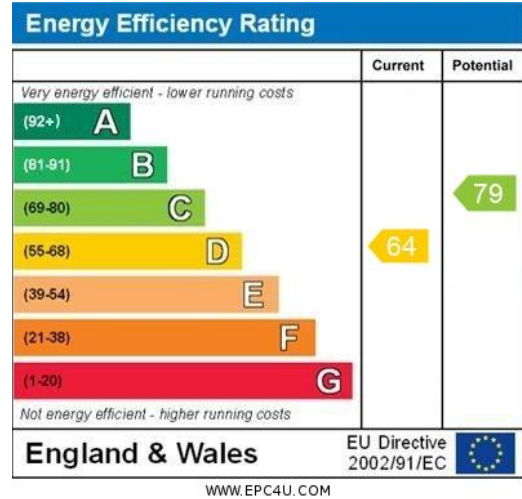
COUNCIL TAX

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

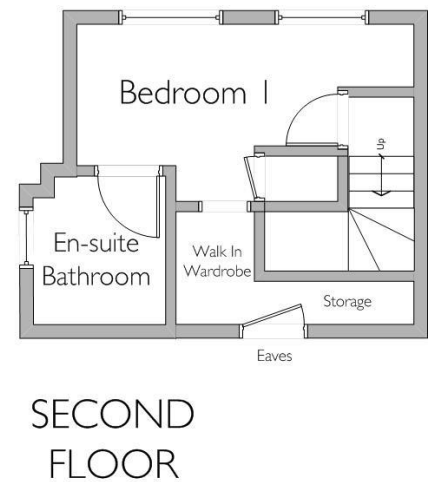
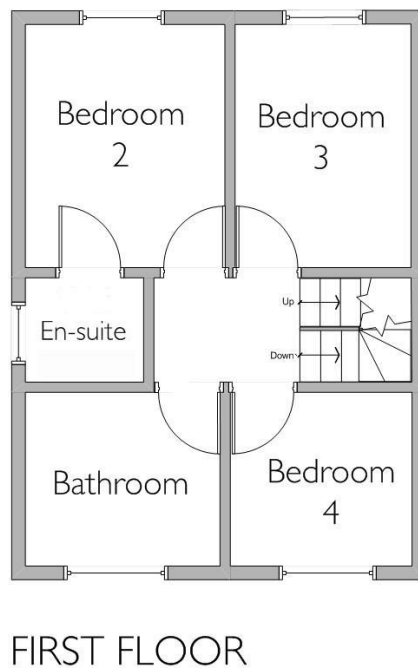
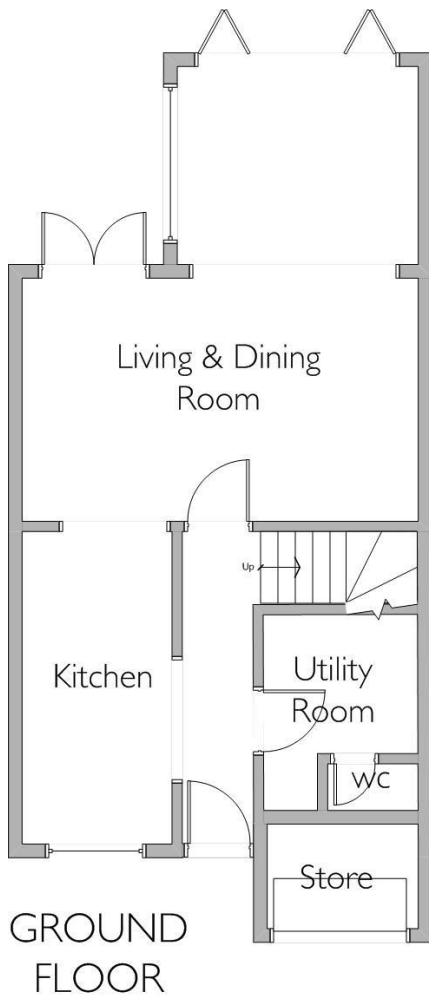
SCHOOL PRIORITY ADMISSIONS AREA

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





Gross Internal Floor Area:
Approximately 1,548sq.ft / 144sq.m



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 are 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