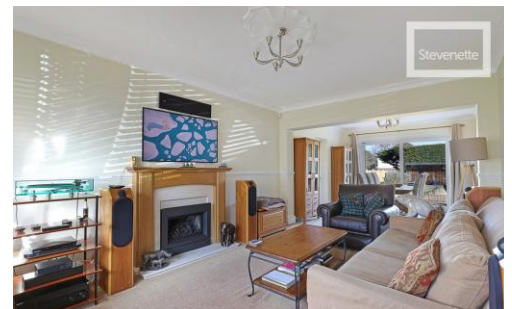
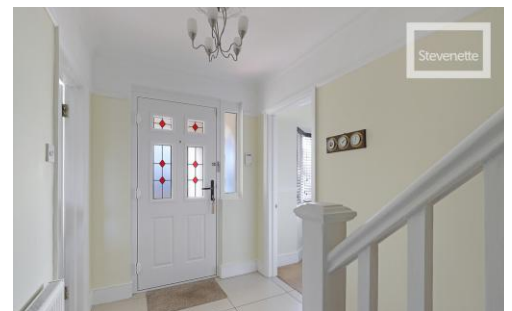


Stevenette



30 Tower Road
Epping, Essex, CM16 5EL

£1,100,000

PROPERTY FEATURES

- Individual Detached House
- Gas Central Heating (Modern Boiler)
- Double Glazing
- Large Rear Garden
- Off-Street Parking
- Garden Room / Home Office

FULL DESCRIPTION

A superb family house with an immediately welcoming feel. Extending to over 1600sq.ft., this detached house really 'ticks the boxes' for those looking for a well-balanced and versatile family home. There are three double bedrooms with the master currently having a dressing room (was bedroom 4), 3 bath/shower rooms and both the living room and day kitchen extend to well over 20'. Stepping outside to the rear there's a stunning and level rectangular garden that's around 100' long and has a high-quality home office/garden room with a deck- just perfect for summer barbecues. Tower Road is one of the town's most highly regarded residential locations and is just minutes' walk from the vibrant High Street with its many shops and cafes as well as the greenery of Epping Forest - perfect for weekend walks and bike rides. The Central Line station is just over half a mile away's walk and both junior and senior schools are less than that.

GROUND FLOOR

ENTRANCE HALL

LIVING & DINING ROOM

26' 10" x 11' 0" (8.18m x 3.35m)

The measurement excludes a walk-in bay window.

STUDY / POTENTIAL BEDROOM 5

17' 10" x 6' 3" (5.44m x 1.91m)

DAY KITCHEN

21' 5" x 11' 0" (6.53m x 3.35m)

The measurement excludes a walk-in bay window.



UTILITY AREA

Three built-in cupboards - one of which conceals the plumbing for a washing machine.

SHOWER & WC

7' 4" x 5' 8" (2.24m x 1.73m)

FIRST FLOOR

LANDING

BEDROOM 1

15' 0" x 11' 0" (4.57m x 3.35m)

EN-SUITE BATH, SHOWER & WC

11' 0" x 5' 11" (3.35m x 1.8m)

BEDROOM 2

11' 0" x 11' 0" (3.35m x 3.35m)

BEDROOM 3

11' 0" x 10' 6" (3.35m x 3.2m)

The measurement includes a built-in cupboard and bank of fitted wardrobes.

DRESSING ROOM / FORMER BEDROOM 4

8' 9" x 5' 7" (2.67m x 1.7m)

Fitted bank of wardrobes with sliding doors.

BATHROOM & WC

9' 11" x 7' 0" (3.02m x 2.13m)

EXTERIOR

The house stands behind a block-set frontage enclosed by a low wall. Attached to the building is a:

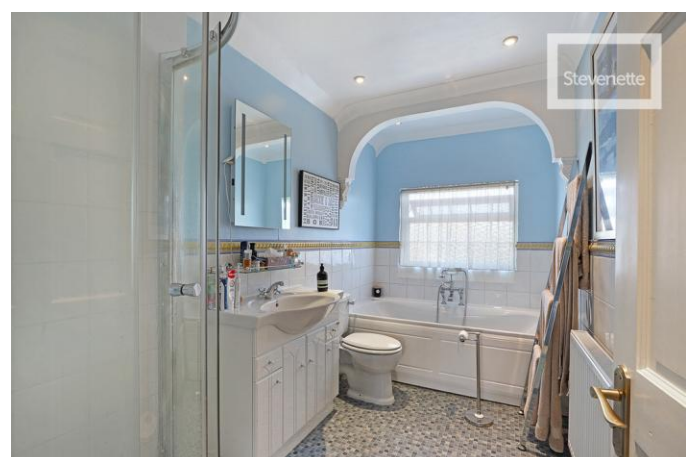
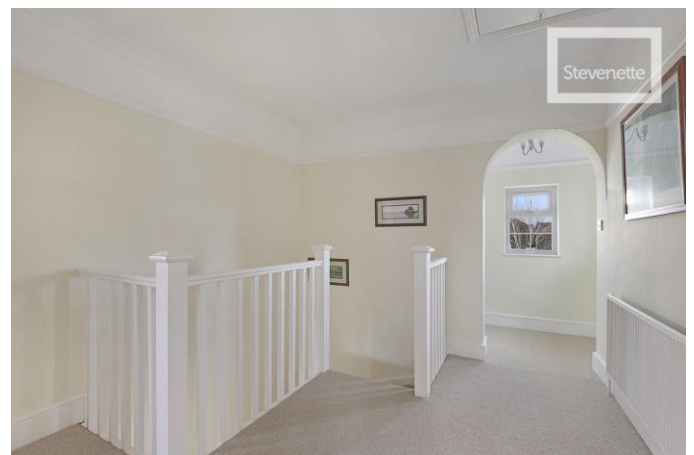
STORE

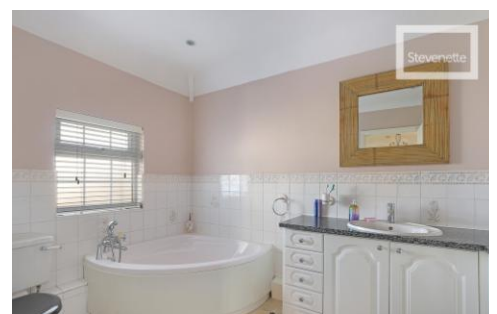
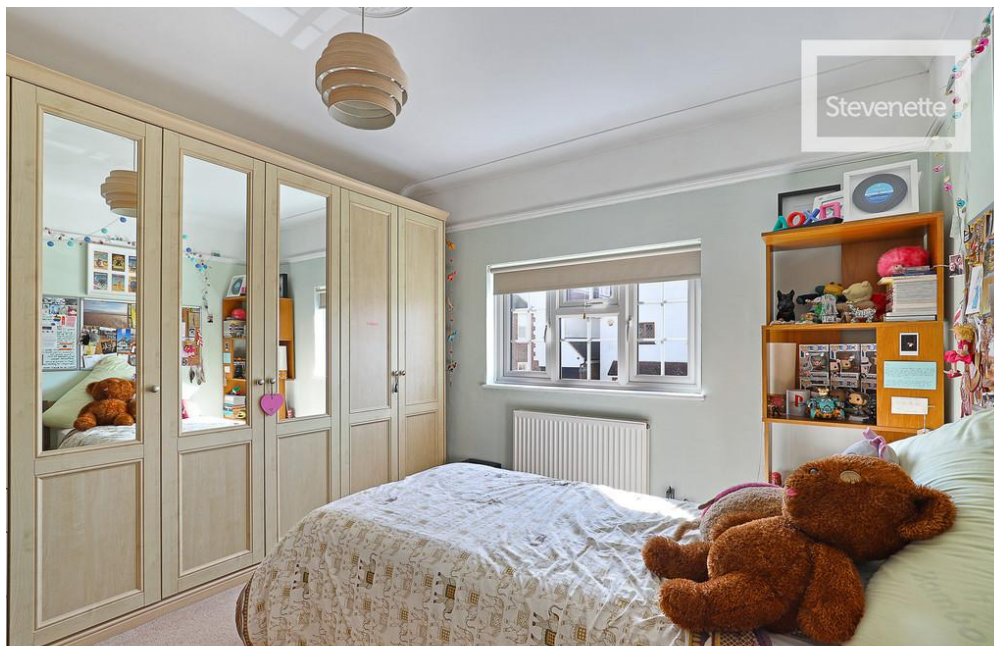
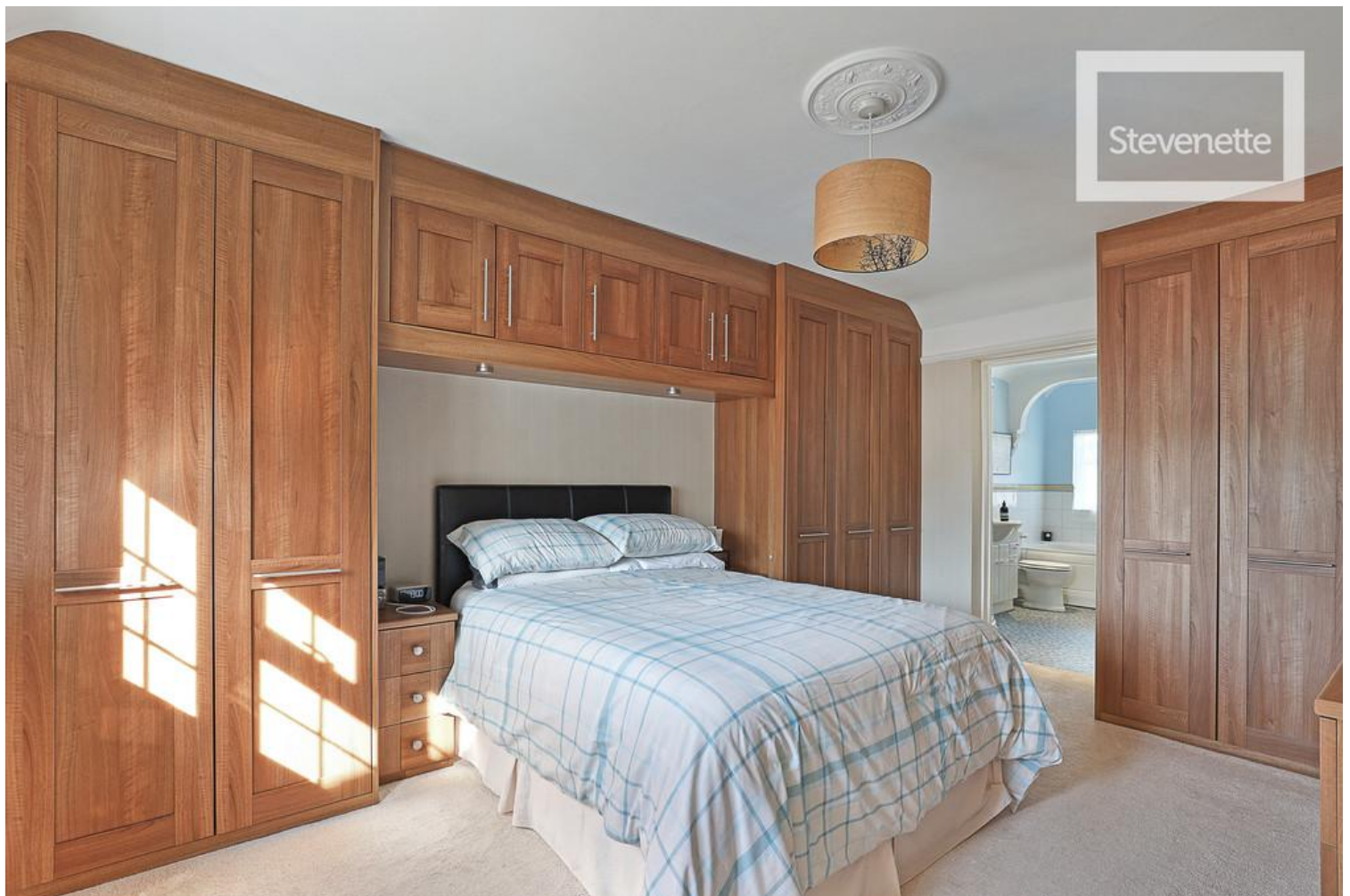
13' 5" x 7' 2" (4.09m x 2.18m)

Up and over door.

GARDEN

The rear garden is of excellent size (approximately 100ft/30m in length) and is laid to lawn with a paved terrace





immediately to the rear of the house. The garden is enclosed by fencing and a path leads down the side of the house to the front.

At the far end of the garden is the:

GARDEN ROOM / STUDIO

15' 11" x 12' 5" (4.85m x 3.78m)

Bi-fold doors, insulated and with electric power and light.

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

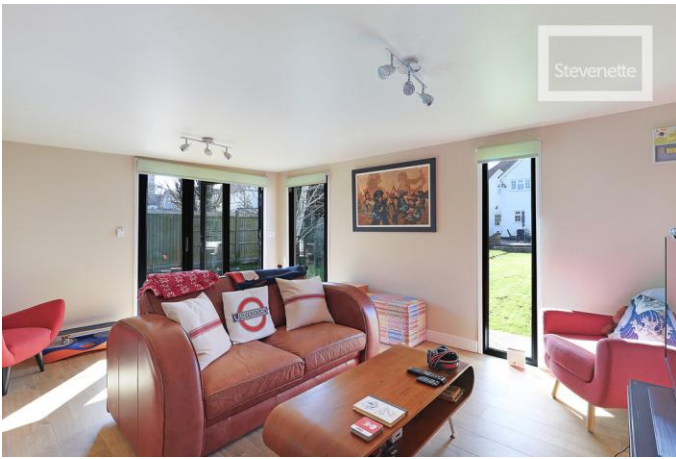
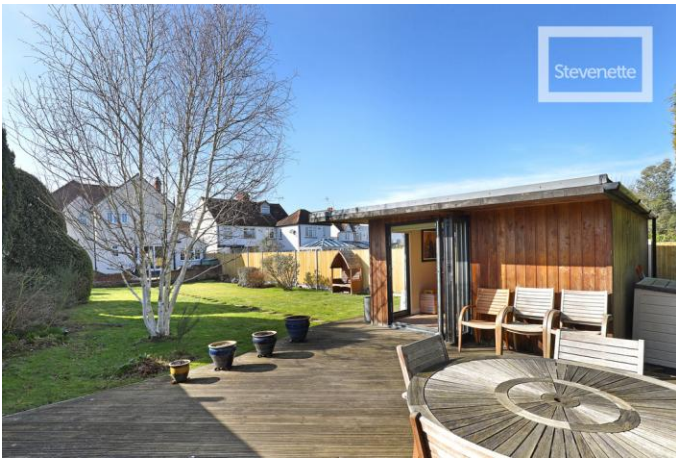
It is understood that Fibre Optic Broadband is available in this area.

COUNCIL TAX

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

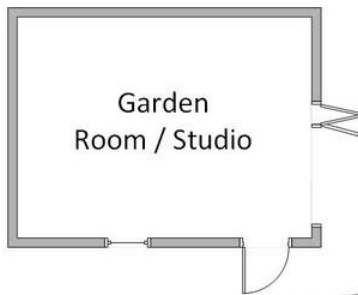
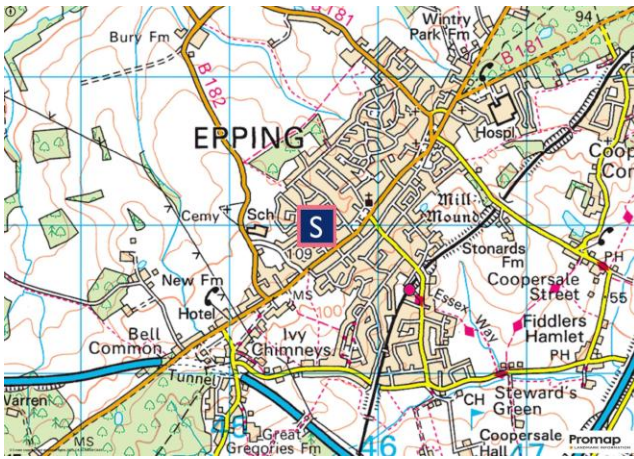
SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for Epping 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		
WWW.EPC4U.COM		

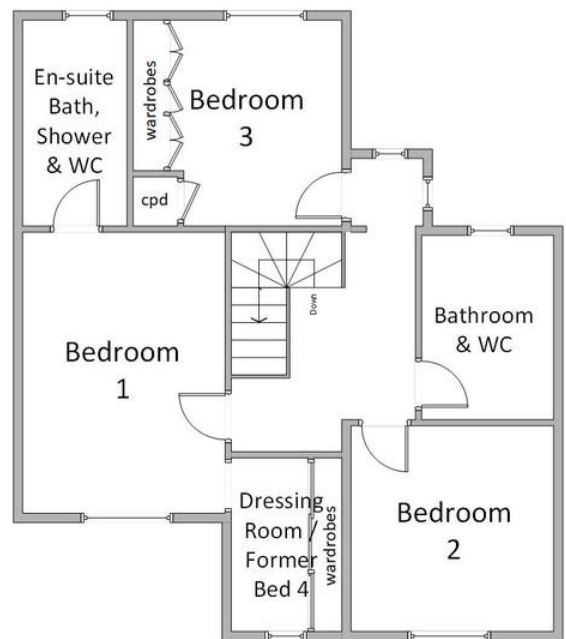




Gross Internal Floor Area (excluding Garden Room and Store):
Approximately 1617 sq.ft. / 150 sq.m.



GROUND FLOOR



FIRST FLOOR

PROPERTY PEOPLE PROFESSIONALISM

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

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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 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