

Stevenette



Forest Side
Epping, Essex, CM16 4ED

£900,000

PROPERTY FEATURES

- Unique Detached Cottage
- 3 Good Bedrooms
- 2 Bath/Shower Rooms
- Double Glazing
- Semi-open Plan Ground Floor
- Gas Central Heating

FULL DESCRIPTION

Tucked away in a wooded setting on the edge of Epping where the town meets the fringes of Epping Forest is this delightful and individual detached Victorian cottage. Beautifully presented, the property has been extended in the past to create well-balanced accommodation that retains a wealth of character yet feels sympathetically contemporary also. This is a perfect setting for those who want access to the town but also enjoy all of the recreational activities offered by its close proximity to the forest - and with a large summerhouse/home office in the garden, there's an opportunity for a wonderful work/home-life balance.

GROUND FLOOR

ENTRANCE LOBBY

KITCHEN

11' 8" (Max)" x 10' 4" (3.56m x 3.15m)

DINING ROOM

13' 8" x 12' 1" (Max)" (4.17m x 3.68m)

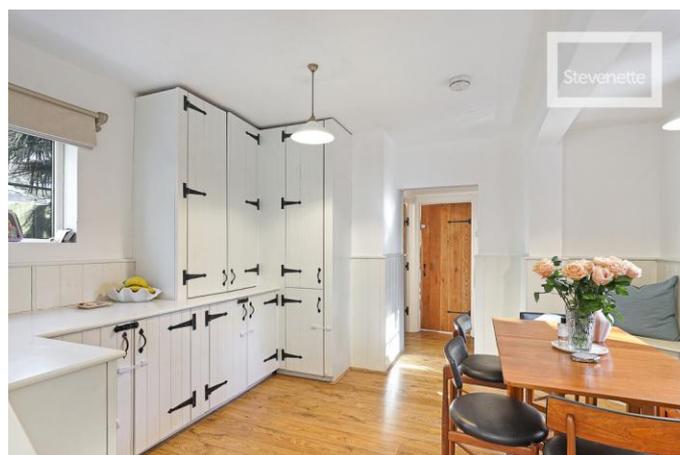
The measurements include a bank of timber-built cabinets.

LIVING ROOM

22' 9" x 11' 6" (6.93m x 3.51m)

UTILITY STORE

CLOAKROOM



FIRST FLOOR

LANDING

BEDROOM 1

15' 7" x 11' 8 (Max)" (4.75m x 3.56m)

EN-SUITE

BEDROOM 2

11' 3 (Max)" x 9' 9" (3.43m x 2.97m)

BEDROOM 3

9' 9" x 7' 7" (2.97m x 2.31m)

BATHROOM

9' 5" x 6' 9" (2.87m x 2.06m)

EXTERIOR

The property is approached over a smartly paved and gated pathway over which the property has a pedestrian right of way.

To the rear of the property is a paved terrace area with steps leading up to a lawned garden with well-planted borders. Within the garden is a timber-built shed and integrated and timed watering system. Double gates open to the gravelled area over which the property has a right of access to Forest Side.

HOME OFFICE / WORKSHOP / SUMMERHOUSE

23' 8" x 13' 10" (7.21m x 4.22m)

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

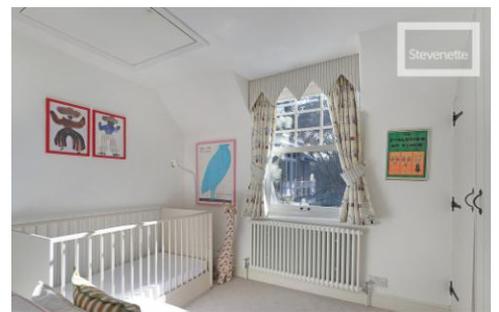
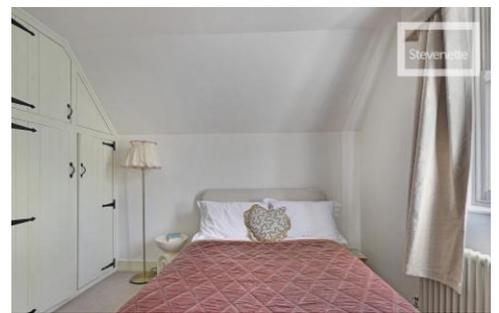
BROADBAND

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'.



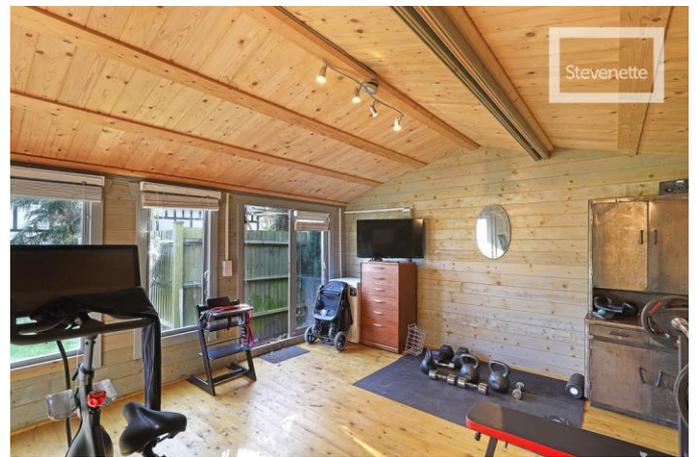


SCHOOL PRIORITY ADMISSIONS AREA

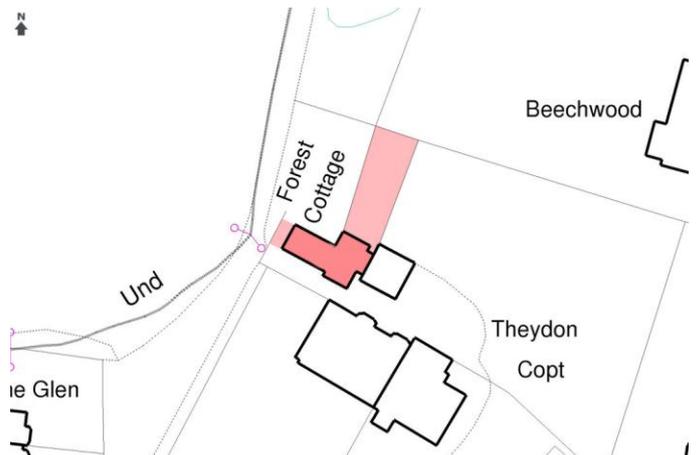
The property stands in the Priority Admissions Area for Theydon Bois Primary School and Epping St John's Senior School.

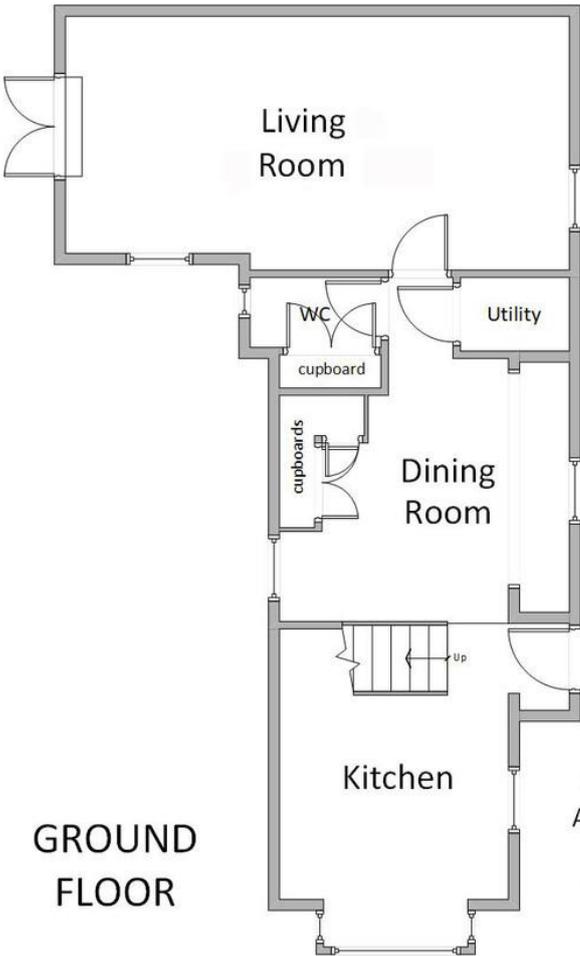
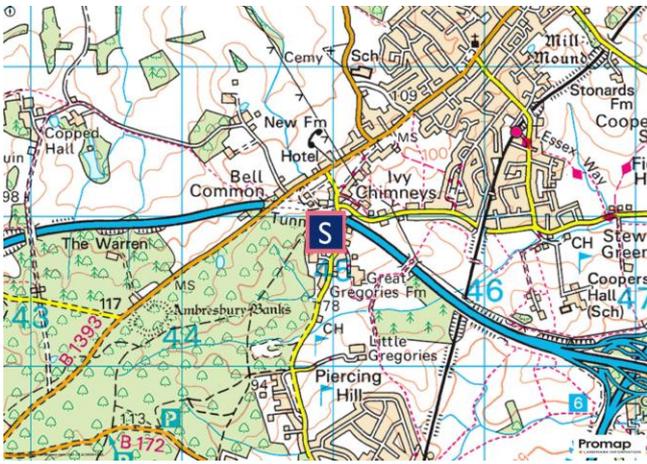
TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).



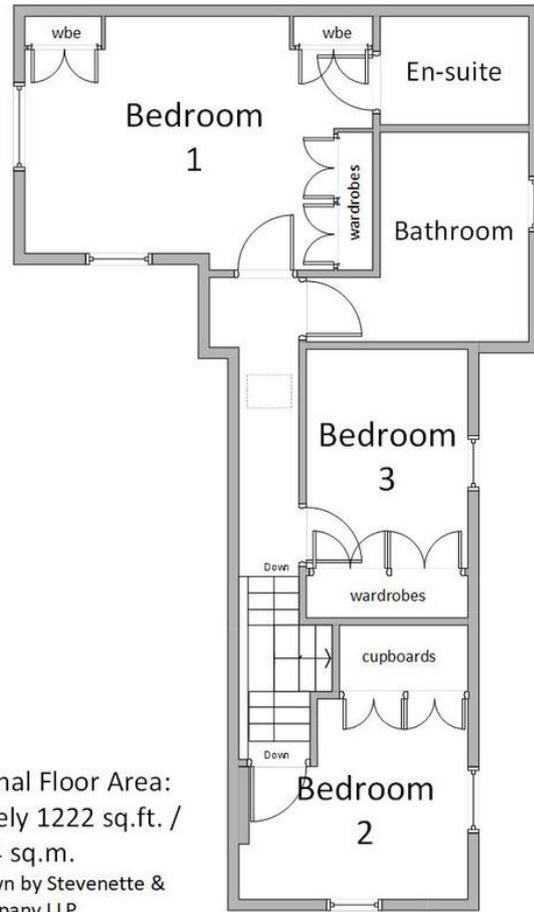
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			





GROUND FLOOR

Gross Internal Floor Area:
 Approximately 1222 sq.ft. /
 114 sq.m.
 Floorplan drawn by Stevenette &
 Company LLP



FIRST FLOOR

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 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