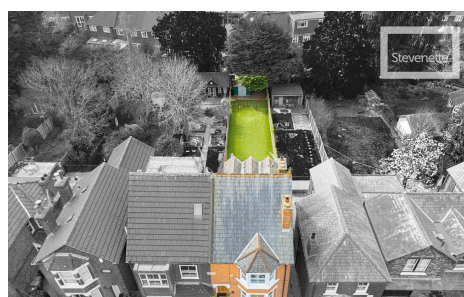


# Stevenette



7 Chapel Road  
Epping, Essex, CM16 5DS

£950,000



## PROPERTY FEATURES

- Well-Proportioned Victorian House
- Large Southwest-Facing Garden
- 3 (potentially 4) Bedrooms
- Stunning Open plan Kitchen
- Over 1800 sq.ft.
- Gas Central Heating

## FULL DESCRIPTION

An incredible Victorian home that, despite its handsome architecture, offers far more than anticipated. Arranged over 4 FLOORS, this is a family home to love with 3 (potentially 4) bedrooms, 2 bath or shower rooms, a 26' living room and the icing on the cake - a stunning 34' open-plan contemporary day and dining kitchen with bi-fold doors straight on to the wonderful 100'+ southwest-facing garden. Chapel Road is one of the town's most highly-sought locations - a no-through-road tucked away off St Johns Road and just minutes walk from the High Street where there's a great choice of independent and other coffee shops, cafes, restaurants and shops as well as the weekly market. The Central Line station is just 3/4 of a mile away and the wonderful walks and rides available in Epping Forest are also a stroll away.

### GROUND FLOOR

#### ENTRANCE HALL

#### LIVING ROOM

26' 6" x 12' 10" max (8.08m x 3.91m)

The measurements exclude projecting bay windows to the front and rear.

#### WC

### LOWER GROUND FLOOR

#### OPEN-PLAN DINING AND DAY KITCHEN

34' 3" x 15' 5" max (10.44m x 4.7m)

#### UTILITY ROOM

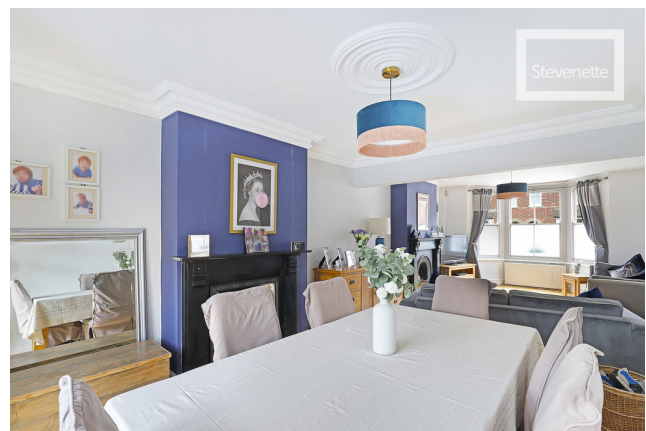
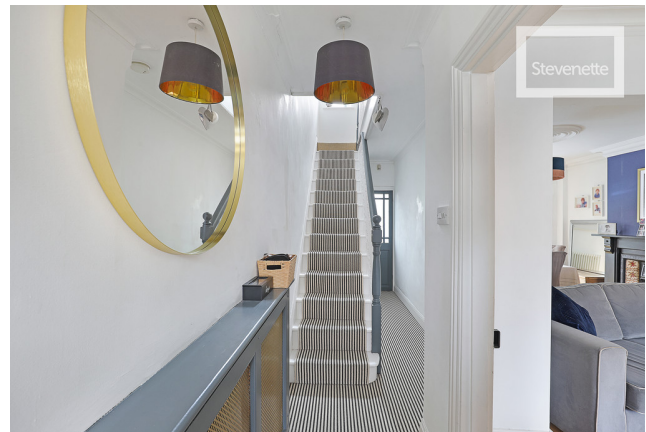
63' 7" x 4.7' 11" (19.38m x 1.5m)

#### STUDY

10' 34" x 8' 11" (3.91m x 2.72m)

#### SHOWER ROOM

6' 2" x 5' 10" (1.88m x 1.78m)



## FIRST FLOOR

### LANDING

#### BEDROOM 1

16' 5" x 11' 11" (5m x 3.63m)

The measurements exclude a walk-in bay window but include a full bank of fitted wardrobes.

#### BEDROOM 2

10' 8" x 9' 8" (3.25m x 2.95m)

#### BATHROOM & WC

## SECOND FLOOR

### LANDING

Eaves storage access.

#### BEDROOM 3

14' 0" x 10' 1" (4.27m x 3.07m)

Built-in wardrobes and eaves storage accesses.

#### NURSERY / POTENTIAL BEDROOM 4

8' 1" x 5' 10" (2.46m x 1.78m)

### EXTERIOR

The house is approached over a pathway that leads to a flight of steps rising to the front door. A gated pathway runs down to the side of the house to allow garden access.

The rear garden is laid to artificial lawn with a large paved terrace. the garden is enclosed by fencing.

### 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.

### TENURE

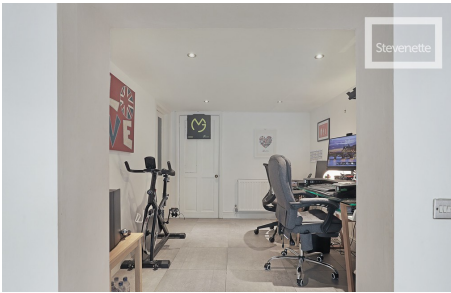
We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

### COUNCIL TAX

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







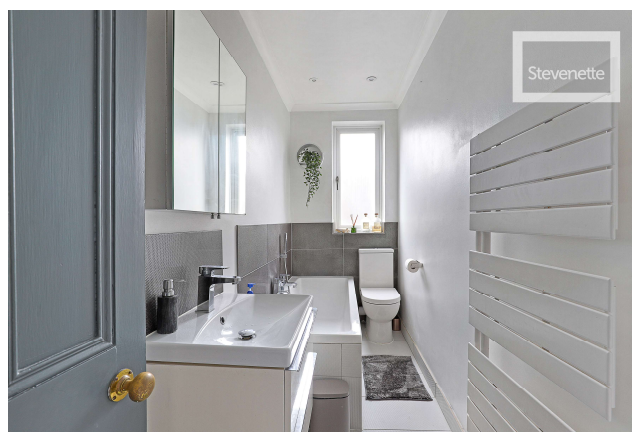


## SCHOOL PRIORITY ADMISSIONS AREA

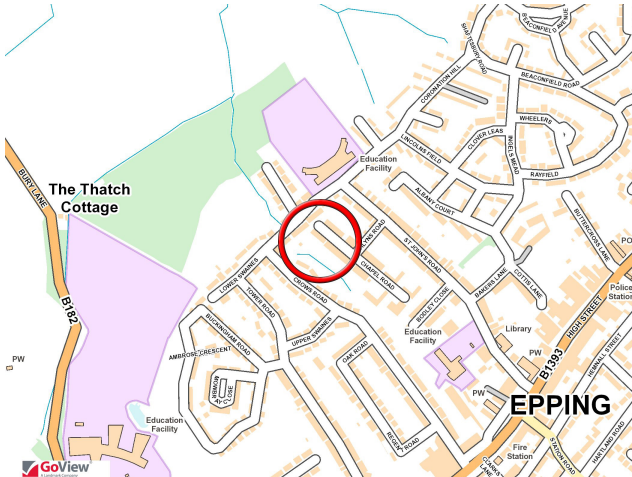
The property stands in the Priority Admissions Area for Epping Primary School and Epping St John's Senior School.

## PARKING

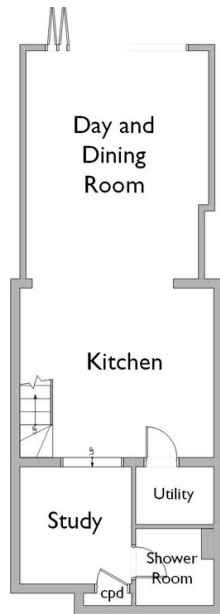
Chapel Road sits within a resident's parking scheme area and residents can purchase permits. The house has an EV charger.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	81
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



LOWER  
GROUND  
FLOOR

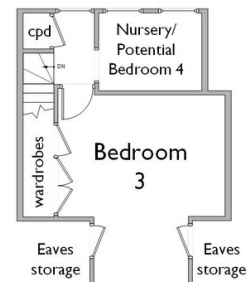
Gross Internal Floor Area  
(excluding areas below 1.5m head-height in areas with sloping ceilings):  
Approximately 1814 sq.ft. / 169sq.m.



GROUND  
FLOOR



FIRST  
FLOOR



SECOND  
FLOOR

PROPERTY PEOPLE PROFESSIONALISM

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Epping  
Essex  
CM16 4AU

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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