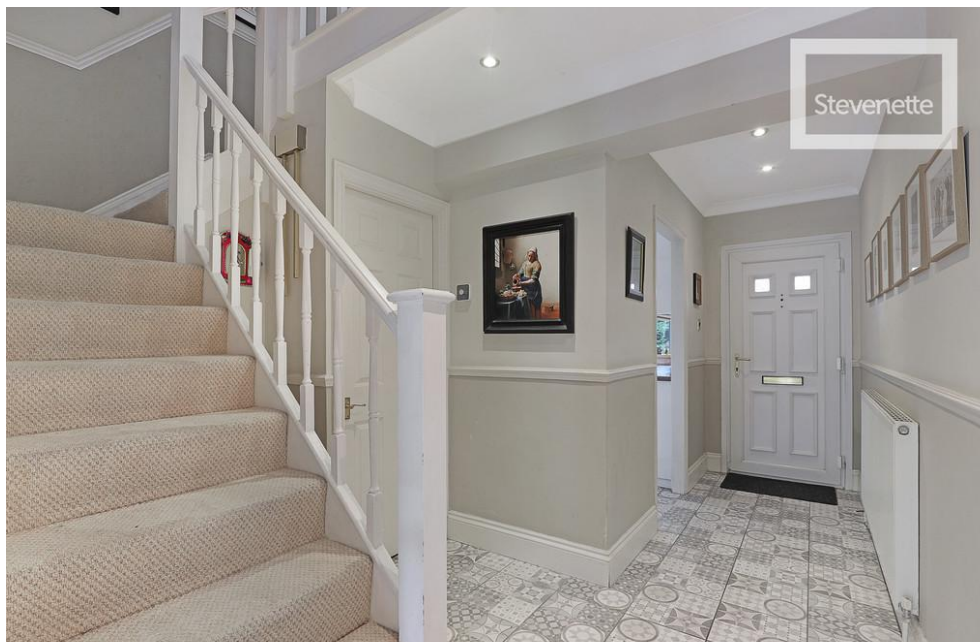


Stevenette



149 Theydon Grove
Epping, Essex, CM16 4QB

£850,000

PROPERTY FEATURES

- 4 Bedrooms
- 2 Bath/Shower Rooms
- Double Block-Set Parking
- uPVC Double Glazing
- Integral Garage
- Gas Central Heating

FULL DESCRIPTION

Theydon Grove is an ever-popular residential development positioned just off the town's Memorial Green and a very short walk from the High Street where there's a superb range of independent and regional cafes, coffee shops, restaurants and shops. The Central Line station (City and West End approx 45 mins) is well within a mile's walk and Epping is, of course, known for its Forest and the wonderful walks and bike rides. Being convenient for the M25/M11 also, this market town really does offer the best of everything.

This townhouse has been much improved by the owners and offers very well-proportioned accommodation with an immediately welcoming feel. The 4-bedroom accommodation is well balanced and the southwest-facing garden is a sun-trap - perfect for evening dining and barbecues.

ENTRANCE HALL

SITTING / DINING ROOM

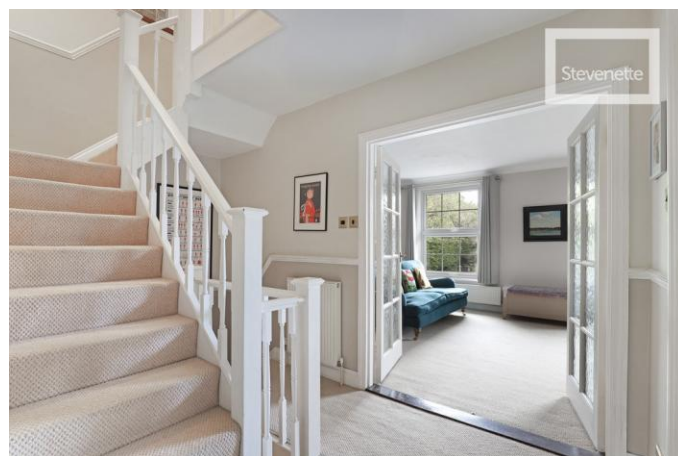
20' 0" x 11' 11 (Max)" (6.1m x 3.63m)

KITCHEN

11' 11" x 7' 4" (3.63m x 2.24m)

WC

INTEGRAL GARAGE



FIRST FLOOR

LANDING

LIVING ROOM

20' 0" x 11' 11" (6.1m x 3.63m)

BEDROOM 2

11' 11" x 11' 8" (3.63m x 3.56m)

BEDROOM 3

11' 11" x 7' 11" (3.63m x 2.41m)

BATHROOM & WC

SECOND FLOOR

LANDING

BEDROOM 1

13' 10" x 12' 7" (4.22m x 3.84m)

DRESSING ROOM

EN-SUITE

BEDROOM 4

11' 3" x 9' 0" (3.43m x 2.74m)

EXTERIOR

To the front of the property is a good width of block-set paving providing excellent parking opportunities.

The rear garden is southwest-facing and enjoys a very good level of privacy. The garden is terraced and predominantly-Yorkstone paved with superbly presented borders and beds hosting specimen shrubs and trees.

SERVICES

All mains services are understood to be connected. 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

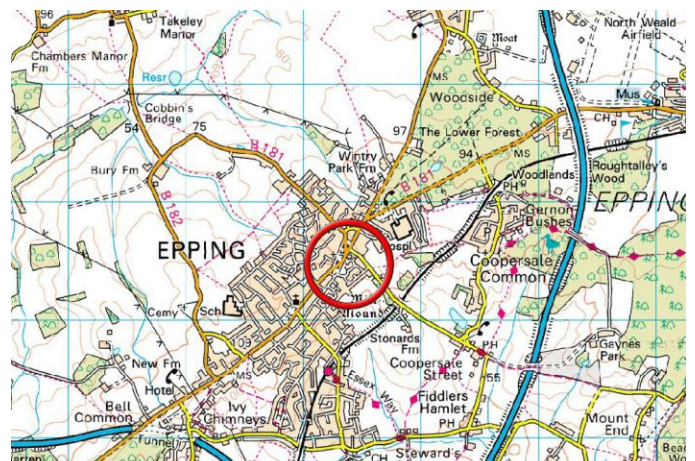
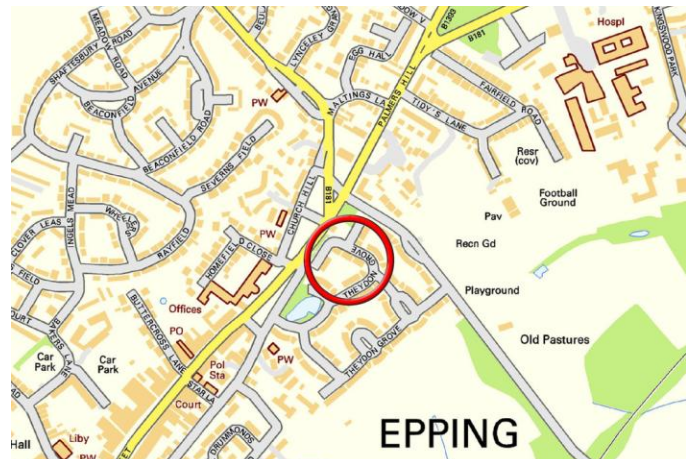
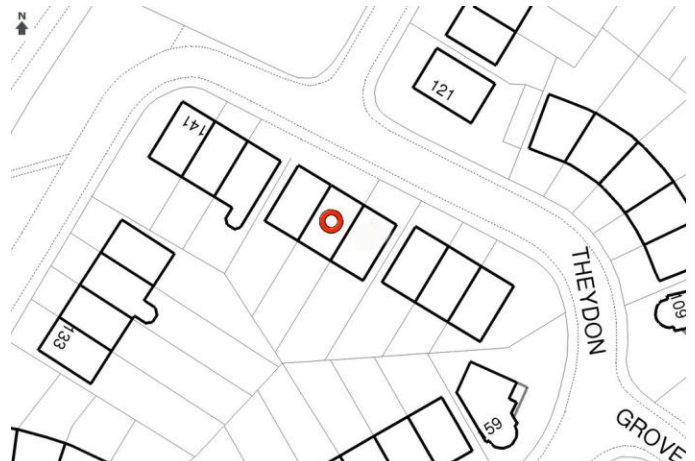
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'F'.


BROADBAND

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

SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

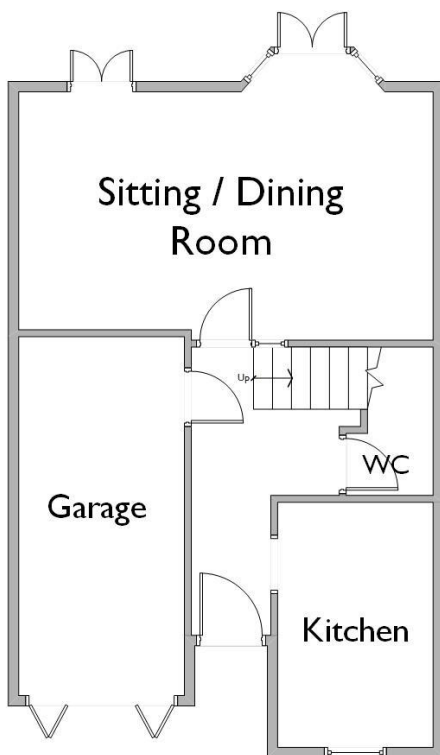
The property stands in the Priority Admissions Area for Epping Primary School and Epping St John's Senior School.



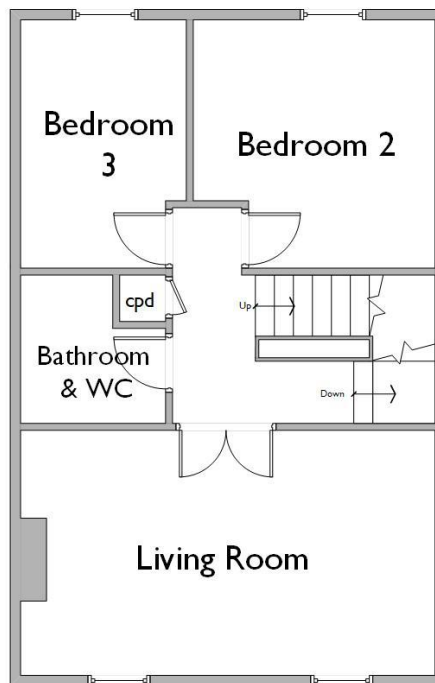
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		

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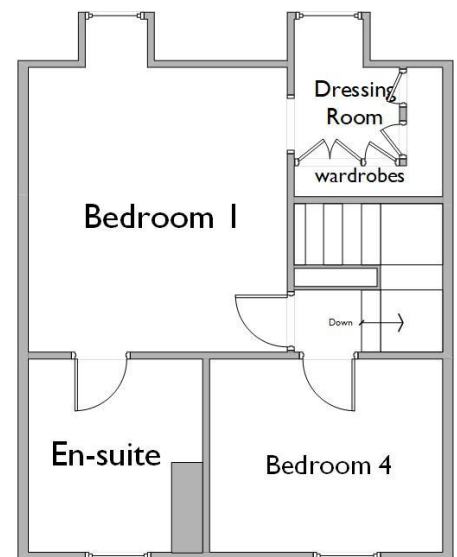
Gross Internal Floor Area:
Approximately 1475 sq. ft. / 137 sq. m.
(excluding Garage)



GROUND FLOOR



FIRST FLOOR



SECOND 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