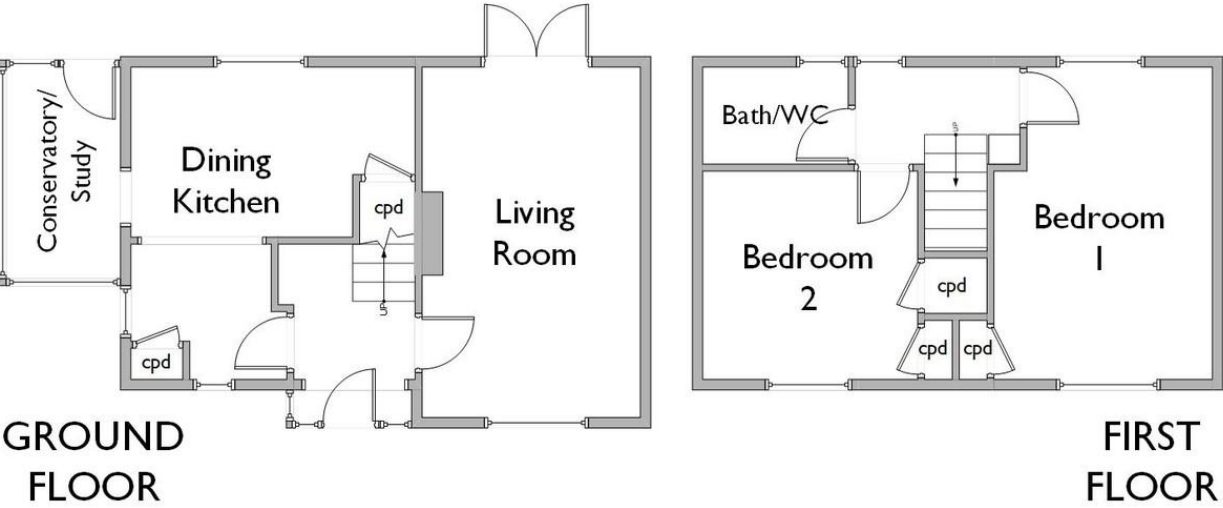


Gross Internal Floor Area:
Approximately 818 sq.ft. / 76 sq.m.



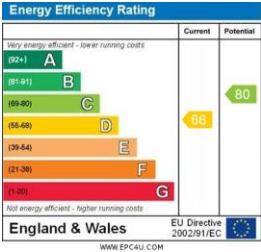
FREE MARKET APPRAISAL

We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS
ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



33 Beaconfield Road
Epping, CM16 5AR
£500,000



- End Terrace House
- 2 Double Bedrooms
- Gas Central Heating
- Double Glazing
- Cul-de-Sac Position
- On Street Parking

Positioned in a corner plot within a secluded cul-de-sac and just a short walk from the High Street, local schools and the Central Line station, this established and well-proportioned house has to its rear, a real gem - a large East-facing garden that extends to over 1/10th of an acre and, at its maximum points, is approximately 79ft/24m x 82ft/25m which gives huge potential for a programme of extension (subject to all necessary permissions). The layout includes an almost 17' Living Room with a wood-burning stove and two bedrooms of very good size.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

16' 9" x 10' 5" (5.11m x 3.18m)

DINING KITCHEN

13' 8 (Max)" x 15' 0 (Max)" (4.17m x 4.57m)

CONSERVATORY / STUDY

10' 4" x 5' 7" (3.15m x 1.7m)

FIRST FLOOR

LANDING

BEDROOM 1

15' 1" x 10' 6" (4.6m x 3.2m)

BEDROOM 2

10' 7" x 9' 10" (3.23m x 3m)

BATHROOM & WC

EXTERIOR

The house is approached over a front garden area and a path allows access to the side of the house and to the rear garden.

The rear garden, triangular in shape is of exceptional size and is laid to lawn with established shrubs and beds. Within the garden are a range of timber-built sheds with electricity connected.

SERVICES

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

SCHOOL PRIORITY (CATCHMENT) AREA

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

COUNCIL TAX

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

BROADBAND

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



Viewing is available strictly by appointment
with Stevenette and Company LLP
01992 563090

