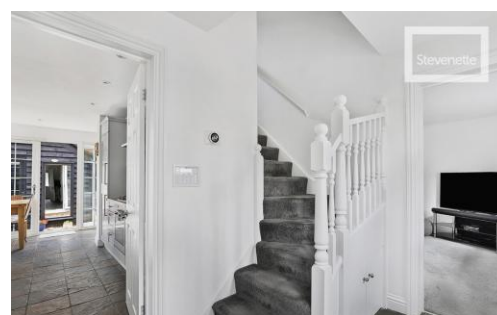
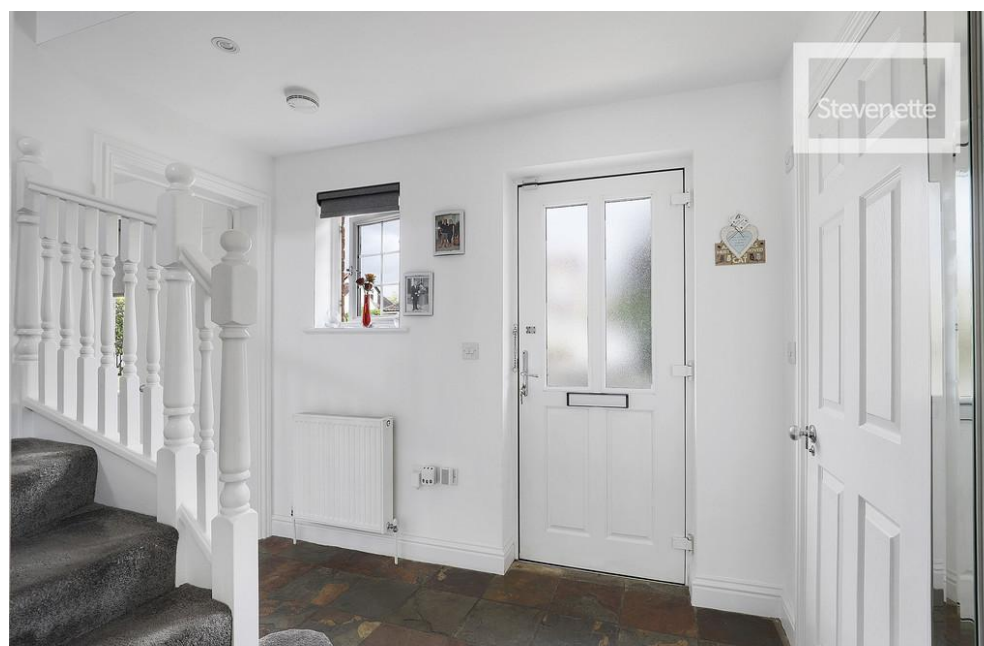


Stevenette



64b Bower Hill
Epping, Essex, CM16 7AN

£785,000

PROPERTY FEATURES

- Modern Detached Home
- Gas Central Heating (Nest)
- Alarm & CCTV
- West Facing Garden
- Double Glazing
- Double Off-Street Parking

FULL DESCRIPTION

Immaculate from top to bottom, this detached house stands in a corner plot in one of the town's most popular residential areas that is within a short walk of the Central Line station, local amenities and schools. Having been lavished with care and attention, the house offers very well balanced accommodation including three good bedrooms, an impressive 23' Living Room and a bright Dining Kitchen that opens directly to the low-maintenance garden where there is a very useful and versatile home office or gym.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

23' 0" x 15' 0" max (7.01m x 4.57m)

DINING KITCHEN

16' 6" x 10' 2" min (5.03m x 3.1m)

SHOWER & WC

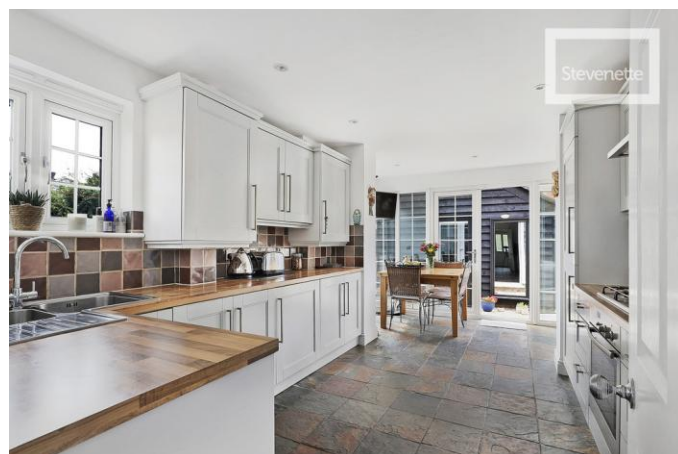
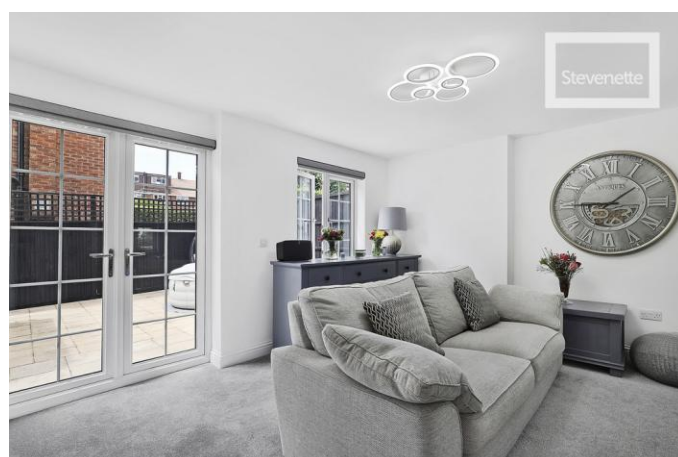
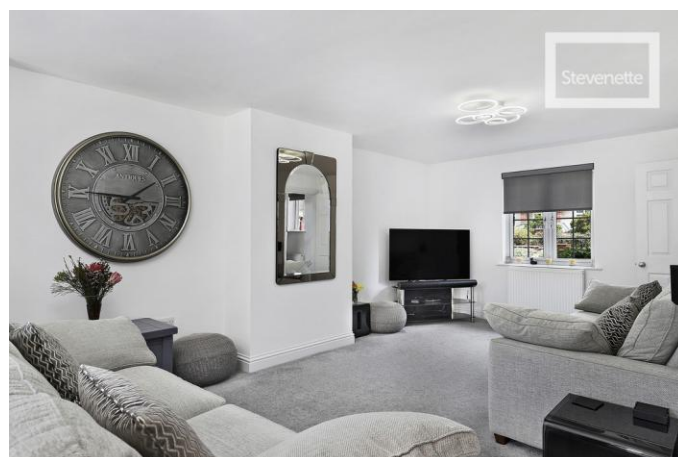
FIRST FLOOR

LANDING

BEDROOM 1

17' 0" x 11' 9" (5.18m x 3.58m)

The measurements include fitted wardrobes that open to reveal a walk-in wardrobe.



BEDROOM 2

10' 10" x 10' 3" (3.3m x 3.12m)

BEDROOM 3

10' 11" x 8' 0" (3.33m x 2.44m)

BATHROOM & WC

EXTERIOR

The house is approached by a pathway to the front door through the front garden which is enclosed by a low wall.

Extending to the side and rear is a an area of garden laid to a low-maintenance gravelled and paved design that enjoys excellent privacy and, being south and west-facing, great exposure to the sun. Within the side garden is a handsome oak tree that is a real feature of the street scene (tree preservation order in place).

Accessed from the side (Allnutts Road) is a double-width driveway providing off-street parking. The former single Garage has been converted into a:

HOME OFFICE / GYM / DEN

16' 3" x 8' 0" (4.95m x 2.44m)

Suitable for a wide variety of uses including an office, gym or garden room, the building is insulated and has electric power and light.

SERVICES

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

BROADBAND

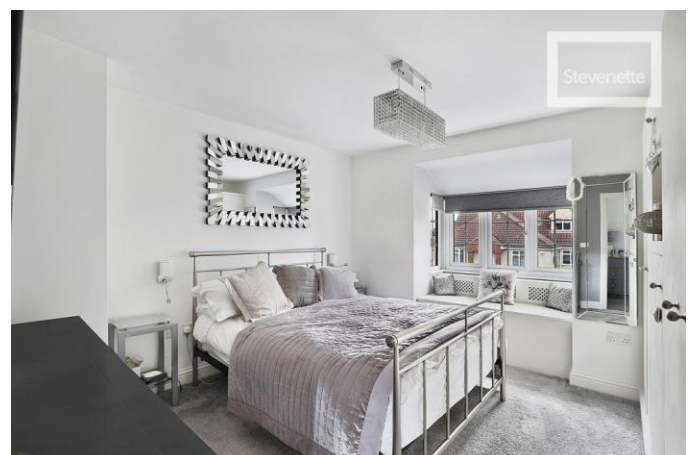
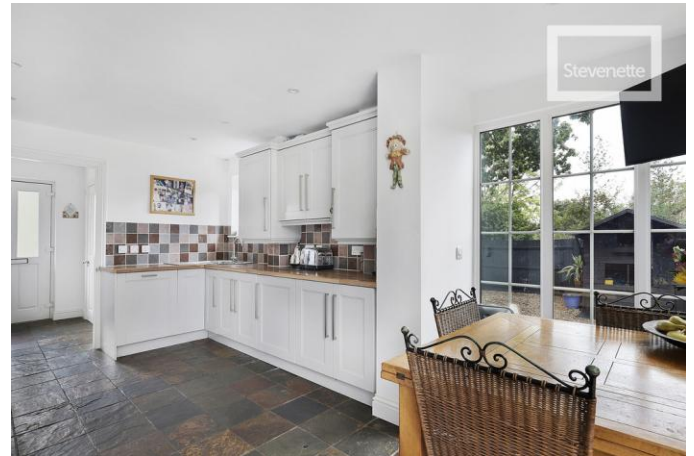
It is understood that Fibre Optic Broadband is available in this area.

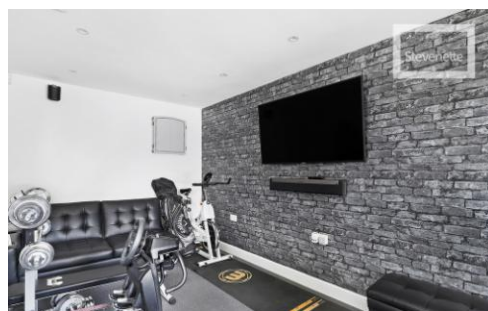
COUNCIL TAX

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

SCHOOL PRIORITY ADMISSIONS AREA

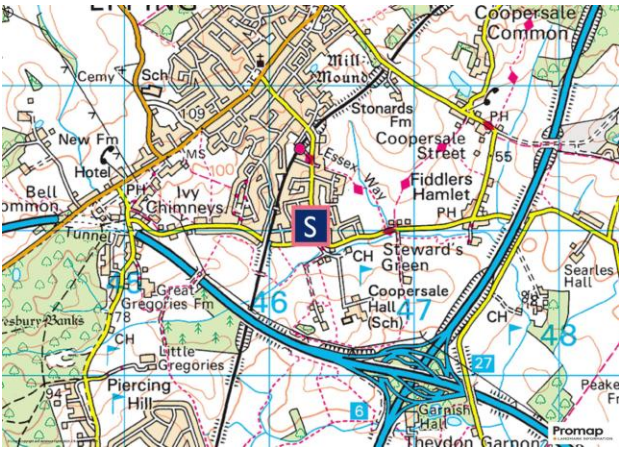
The property stands in the Priority Admissions Area for Ivy Chimneys School and Epping St John's Senior School.





TENURE

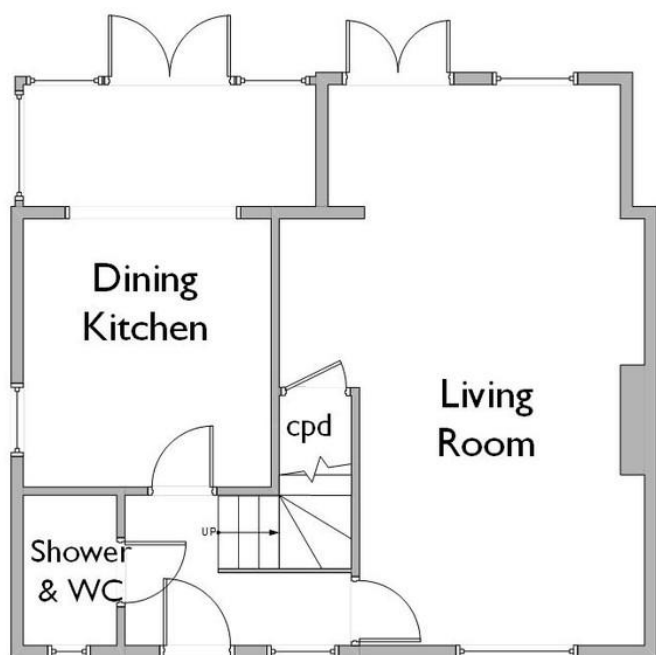
We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	76	
(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
WWW.EPC4U.COM		



Gross Internal Floor Area:
Approximately 1202 sq.ft. / 112 sq.m.
(including Home Office/Formal
Garage)



GROUND FLOOR



FIRST FLOOR

PROPERTY PEOPLE PROFESSIONALISM

5a Simon Campion Court
232-234 High Street
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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 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