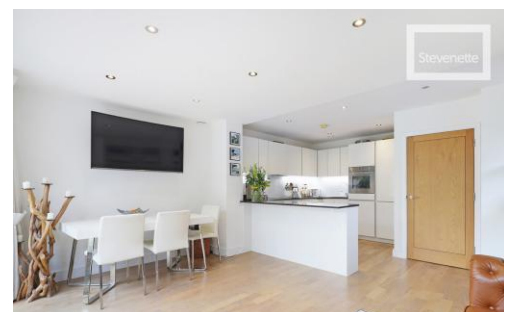


# Stevenette



**14 Mowbray Close**  
Epping, Essex, CM16 5AZ

**£750,000**

# PROPERTY FEATURES

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- End-Terrace Townhouse
- South Facing Garden & First Floor Terrace
- 3 or 4 Bedrooms
- Garage, Drive & Parking Space
- Double Glazing
- Gas Central Heating

## FULL DESCRIPTION

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Forming part of the desirable and architecturally-identifiable 'Arboretum' development, built by Higgins Homes, this end-terrace townhouse forms part of a lovely London-style Square with, at its heart, greenery and a pathway leading through the shade of the mature trees. The house offers a very versatile arrangement of 3 or 4 bedroom accommodation with 3 bath/shower rooms and fixtures and fittings of high quality. Ready to move in, this is a great home perfect for a growing family or even downsizers being just a short walk from Epping's vibrant high street with its many cafes, restaurants, shops and other amenities as well as the Central line station and the forest itself.

### GROUND FLOOR

#### ENTRANCE HALL

#### OPEN PLAN DAY ROOM & KITCHEN

20' 9" max x 15' 5" max (6.32m x 4.7m)

#### WC

#### INTEGRAL GARAGE

17' 2" x 8' 6" (5.23m x 2.59m)

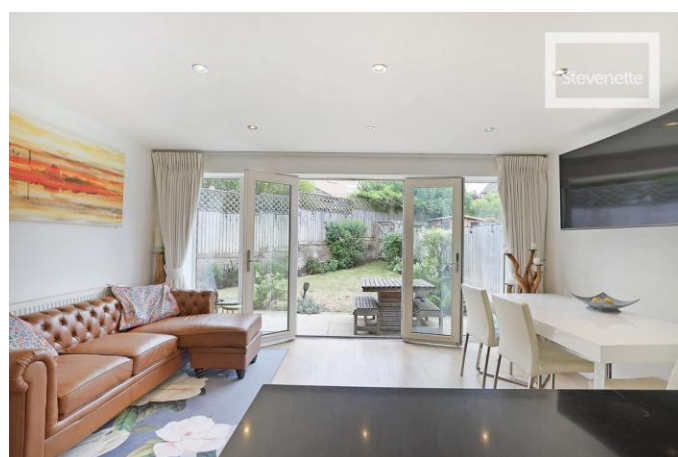
### FIRST FLOOR

#### LANDING

#### LIVING ROOM OR BEDROOM 4

15' 5" x 12' 1" max (4.7m x 3.68m)

French doors open to the sizeable paved terrace that looks over the garden.



### BEDROOM 3

15' 5" x 9' 3" max (4.7m x 2.82m)

### BATHROOM & WC

### SECOND FLOOR

### LANDING

A built-in cupboard conceals the Vaillant boiler.

### BEDROOM 1

15' 5" x 9' 0" (4.7m x 2.74m)

The measurement includes a bank of fitted wardrobes.

### EN-SUITE SHOWER & WC

### BEDROOM 2

11' 2" min x 10' 6" (3.4m x 3.2m)

### EN-SUITE SHOWER & WC

### EXTERIOR

The rear garden is laid to lawn and a handgate opens to a path that leads to the parking area within which no. 14 has an allocated space that complements its garage parking.

### 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).

### 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.

### ESTATE CHARGE

It is understood that a fee is payable in respect of maintenance of the communal landscaped areas and that this is currently £281 per year.





COUNCIL TAX

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

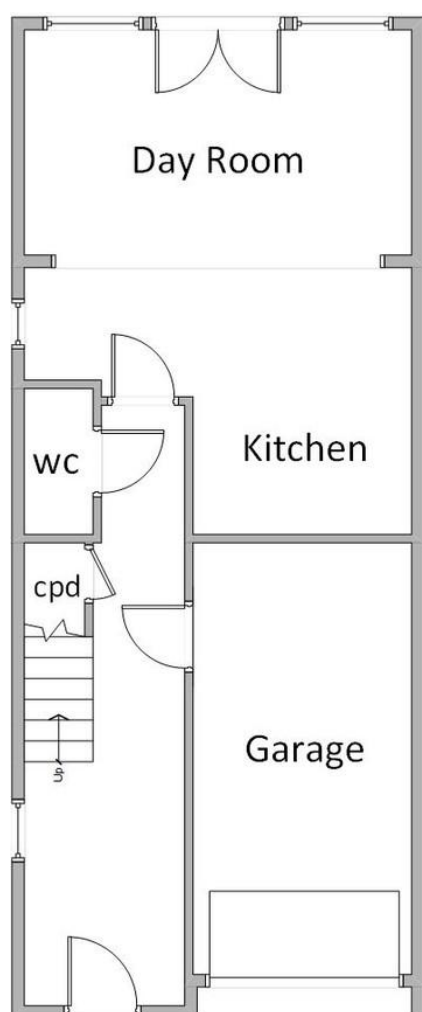
SCHOOL PRIORITY ADMISSIONS AREA

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



| Energy Efficiency Rating                    |                         |                                                                                     |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                           |
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92+) A                                     |                         |                                                                                     |
| (81-91) B                                   |                         | 86                                                                                  |
| (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 |  |

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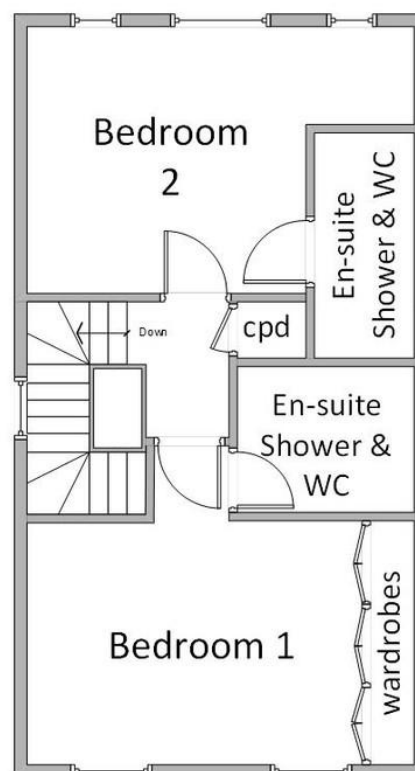


GROUND FLOOR



FIRST FLOOR

Gross Internal Floor Area  
(including Garage):  
Approximately  
1519 sq.ft. / 141 sq.m.



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 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