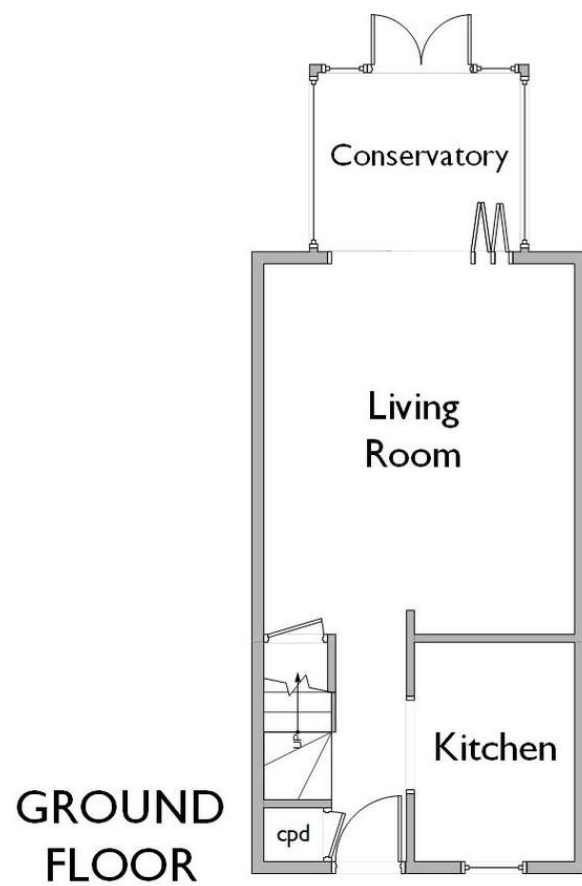
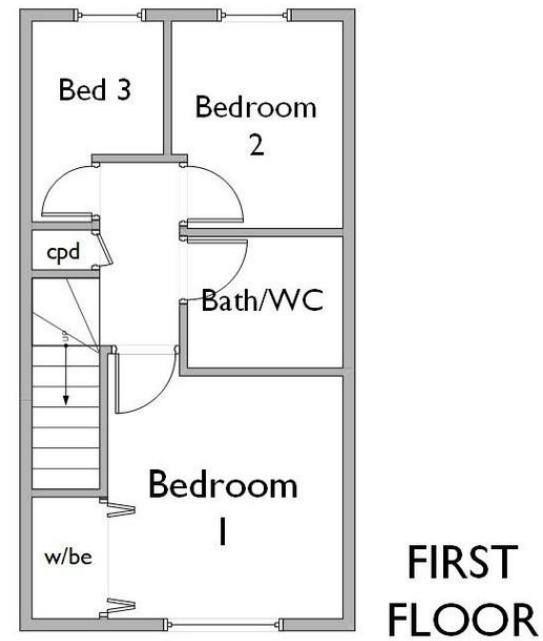




Gross Internal Floor Area:
Approximately
751 sq.ft. / 70 sq.m.



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

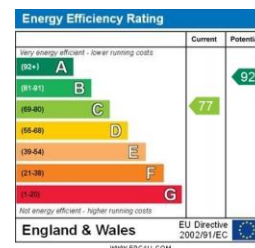
If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

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



Stevenette



5a Simon Campion Court, 232-234 High Street, Epping, Essex, CM16 4AU
Tel: 01992 563090
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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.

Stevenette

27 Beaufort Close
North Weald, CM16 6JZ
£425,000



- Mid-Terrace House
- Gas Central Heating
- Double Glazing
- Carport & Parking
- Fitted Kitchen With Appliances
- Vaillant Combi Boiler

Offered with NO ONWARD CHAIN, a charming middle terrace house that stands in a cul-de-sac position on the western side of the village and within a short walk of the village's shops, amenities and travel connections. The house has been improved in recent years and offers an attractive arrangement of 3-bedroom accommodation ideal for a young family, couple or downsizer. The living room with bi-fold doors opening to a conservatory is a real feature - and the directly west facing garden is ideal for barbecues!

GROUND FLOOR

ENTRANCE HALL

Built-in storage cupboard.

LIVING ROOM

15' 7" x 13' 0" (4.75m x 3.96m)

Solid oak flooring, gas fire and oak-framed and glazed bi-fold doors can be opened partially or fully to the:

CONSERVATORY

8' 7" x 7' 6" (2.62m x 2.29m)

KITCHEN

9' 2" x 6' 8" (2.79m x 2.03m)

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

9' 6" x 9' 1" (2.9m x 2.77m)

Plus double built-in wardrobe.

BEDROOM 2

9' 8" x 7' 0" (2.95m x 2.13m)

BEDROOM 3

9' 4" max x 5' 10" (2.84m x 1.78m)

SHOWER & WC

EXTERIOR

The house is approached over a garden area. The rear garden is directly west-facing, is paved, has an outside tap, timber-built shed (electricity connected) and a handgate opens to the path at the rear of the houses that leads to the parking area.

The house has a CARPORT and, opposite this, a parking space.

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.

COUNCIL TAX

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

SCHOOL PRIORITY ADMISSIONS AREA

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

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

