

Stevenette



Carpenters Arms Lane
Thornwood, Essex, CM16 6LR

£750,000

PROPERTY FEATURES

- Pair of Large Maisonettes • Village Location
- Potential for Reconfiguration • Great Parking
- I Bed + 3 Bed Layouts • Large Garden
- Large Double Garage / Workshop

FULL DESCRIPTION

A most unusual and interesting property located on a quiet no-through lane in the village of Thornwood, with far-reaching views across farmland and towards Epping Forest. Originally an individual detached house, New House was extended and reformatted many years ago to create a pair of extremely spacious self-contained maisonettes - a ground floor 1-bedroom unit that includes a DOUBLE GARAGE (with inspection pit) and a first floor 3-bedroom unit - both of which have access to the large southeast-facing garden which extends to almost 1/5th of an acre. Suitable, in the agent's opinion, for modernisation and reformatting into a single dwelling or pair of semi-detached houses (subject to all necessary permissions), the property offers great versatility for a variety of owners' requirements.

1 NEW HOUSE

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

14' 1" x 12' 0" (4.29m x 3.66m)

KITCHEN

14' 4" x 10' 1" (4.37m x 3.07m)

BATHROOM, SHOWER & WC

9' 10" x 8' 8" (3m x 2.64m)

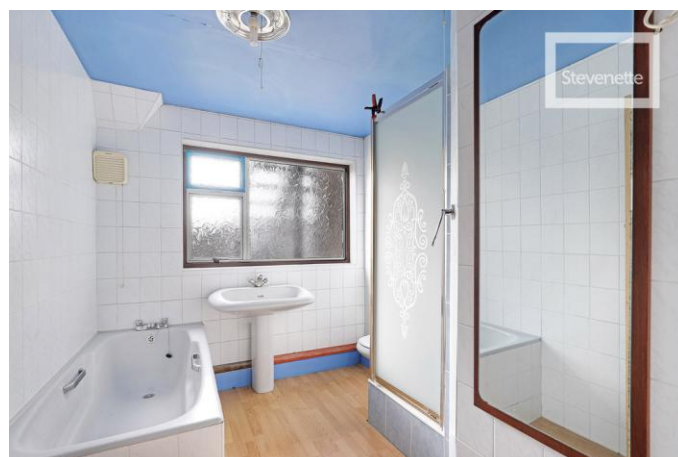
BEDROOM

13' 0 (Max)" x 12' 0" (3.96m x 3.66m)

DOUBLE GARAGE AND WORK AREA

20' 0 (Max)" x 19' 2 (Max)" (6.1m x 5.84m)

Two up and over doors and inspection pit.



2 NEW HOUSE

FIRST FLOOR

HALLWAY

Door out to roof terrace.

LIVING ROOM

12' 0" x 14' 4" (3.66m x 4.37m)

KITCHEN

8' 9" x 10' 0" (2.67m x 3.05m)

BEDROOM 1

17' 1" x 10' 0" (5.21m x 3.05m)

Dual aspect.

BEDROOM 2

12' 8" x 9' 7" (3.86m x 2.92m)

BEDROOM 3 / DINING ROOM

11' 4" x 12' 2" (3.45m x 3.71m)

BATHROOM & WC

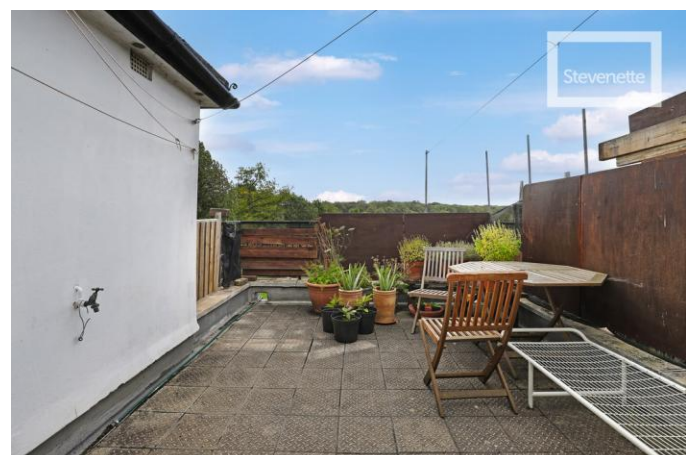
8' 1" x 8' 7" (2.46m x 2.62m)

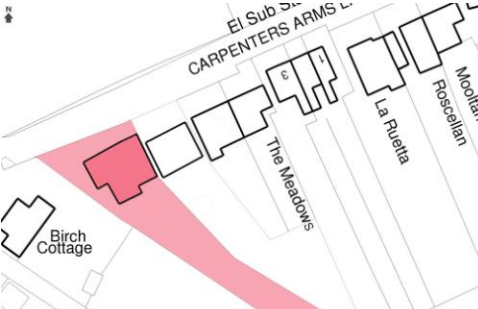
ROOF TERRACE

A flight of stairs lead down to the gardens at the rear of the building.

EXTERIOR

The building stands behind a large area of driveway that provides parking for many vehicles. To the rear is a long lawned garden with 2 outbuildings, each comprising 3 stores.





COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The ground floor apartment and first floor apartment are each shown in Council Tax band 'B'.

SERVICES

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

TENURE

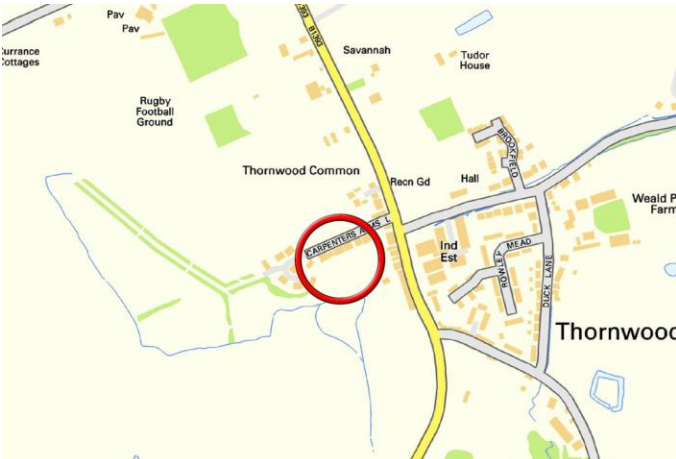
The first floor flat 2 is understood to be leasehold (999 years commencing 25 December 1991) though the entire freehold of the property is included in the sale. Vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

BROADBAND

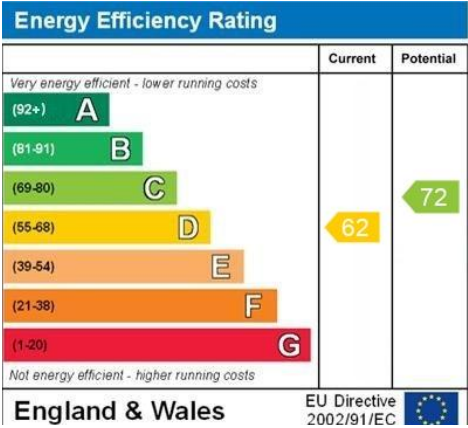
It is understood that Fibre Optic Broadband is available in this area.

AGENT'S NOTE

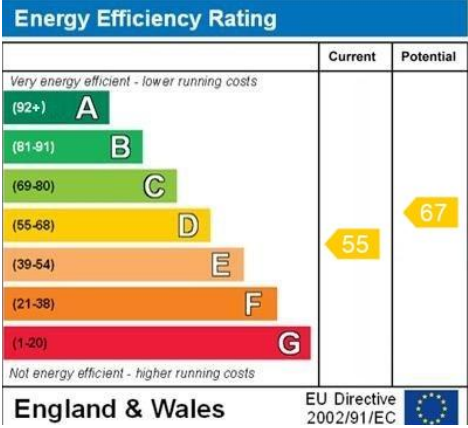
The adjacent property to the east (Pedne) is also available for sale through Stevenette & Company. This comprises a detached house with a similarly large garden area (the frontage of this property combined with Pedne extending to approx 108 ft / 32m).



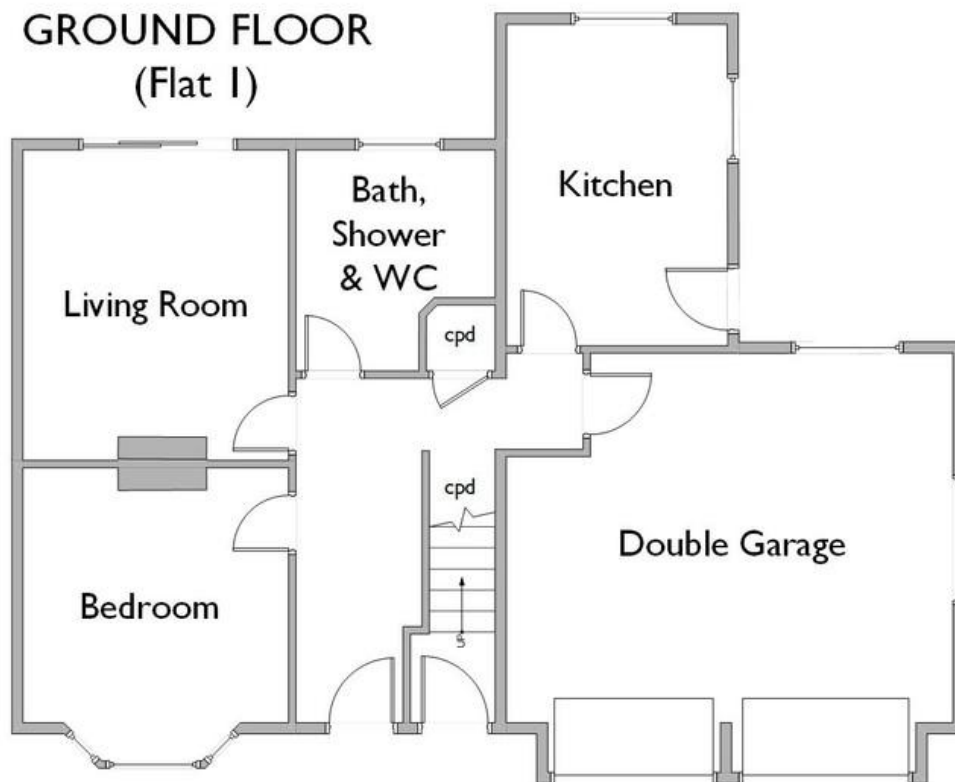
EPC Flat 1



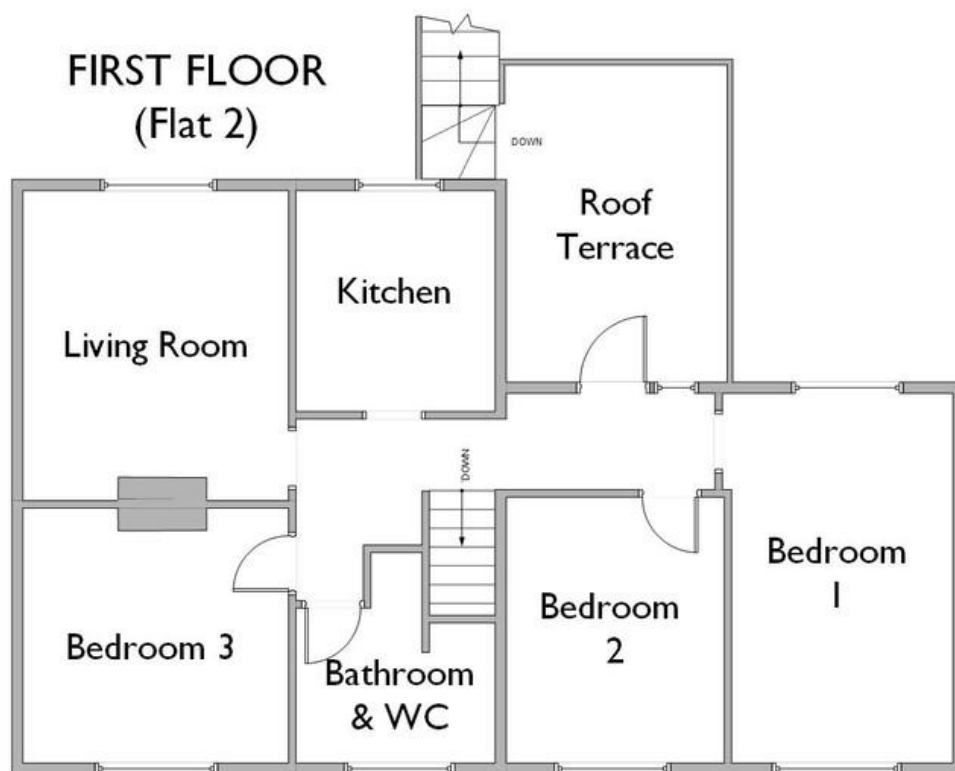
EPC Flat 2



GROUND FLOOR (Flat 1)



FIRST FLOOR (Flat 2)



Gross Internal Floor Area:
Approximately 1994 sq.ft. / 185 sq.m.
(including Double Garage)

PROPERTY PEOPLE PROFESSIONALISM

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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 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