

Stevenette



58 Theydon Grove  
Epping, Essex, CM16 4PZ

£950,000



# PROPERTY FEATURES

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- Detached Family Home
- 5 Bedrooms
- 3 Bath/Shower Rooms
- Gas Central Heating
- Requires Modernisation
- Large Garage

## FULL DESCRIPTION

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Offered with NO ONWARD CHAIN, this detached house occupies a prominent position within Theydon Grove - one of the town's most desirable residential settings just minutes' walk from the shops, cafes and restaurants of this vibrant market town. The house, which offers a great opportunity for a buyer to update and modernise to their own tastes and requirements, offers 5-bedroom accommodation extending to over 2000 sq.ft. and set over three floors.

### GROUND FLOOR

#### ENTRANCE HALL

#### SITTING ROOM

18' 11 (Max)" x 15' (5.77m x 4.57m)

#### WC

#### DINING ROOM

12' 5 (Max)" x 10' 5" (3.78m x 3.18m)

#### KITCHEN

13' 6 (Avg)" x 8' 9" (4.11m x 2.67m)

#### BREAKFAST ROOM

20' 2 (Max)" x 9' 8 (Avg)" (6.15m x 2.95m)

#### INTEGRAL GARAGE

29' 7" x 8' 9" (9.02m x 2.67m)



## FIRST FLOOR

### LANDING

### BEDROOM 1

18' 4" x 12' 0" (5.59m x 3.66m)

### EN-SUITE BATHROOM & WC

10' 4" x 5' 6" (3.15m x 1.68m)

### BEDROOM 2

12' 6" x 11' 2" (3.81m x 3.4m)

### DRESSING ROOM

6' 10" x 5' 5" (2.08m x 1.65m)

### BEDROOM 3

8' 11" x 8' 2" (2.72m x 2.49m)

### BATHROOM & WC

10' 4" x 5' 8" (3.15m x 1.73m)



## SECOND FLOOR

### LANDING

### BEDROOM 4

10' x 7' 8" (3.05m x 2.34m)

### BEDROOM 5

13' 0" x 6' 9" (3.96m x 2.06m)

### SHOWER ROOM & WC

8' 3" x 5' 4" (2.51m x 1.63m)



## EXTERIOR

The house stands behind an area of lawn and has a good area of block-set paved driveway providing parking and access to the garage.

The rear garden is laid out in a low-maintenance design of pavers with planted borders. At the far end of the garden is a timber-built workshop divided into two sections (9'4" x 6'0" and 6'8" x 6'0").







## 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

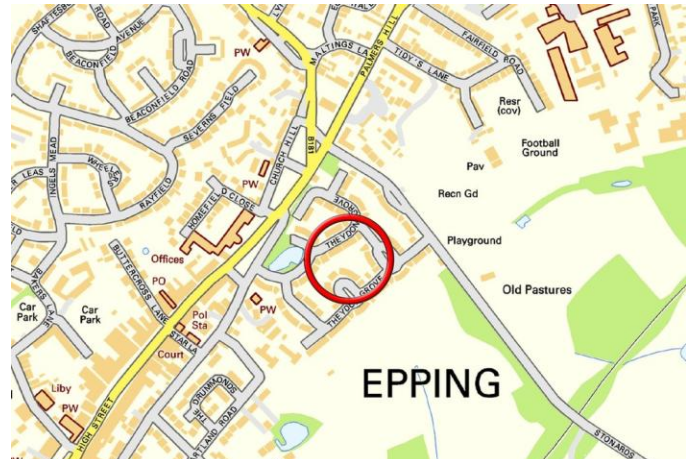
It is understood that Fibre Optic Broadband is available in this area.

## COUNCIL TAX

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

## SCHOOL PRIORITY / CATCHMENT AREA

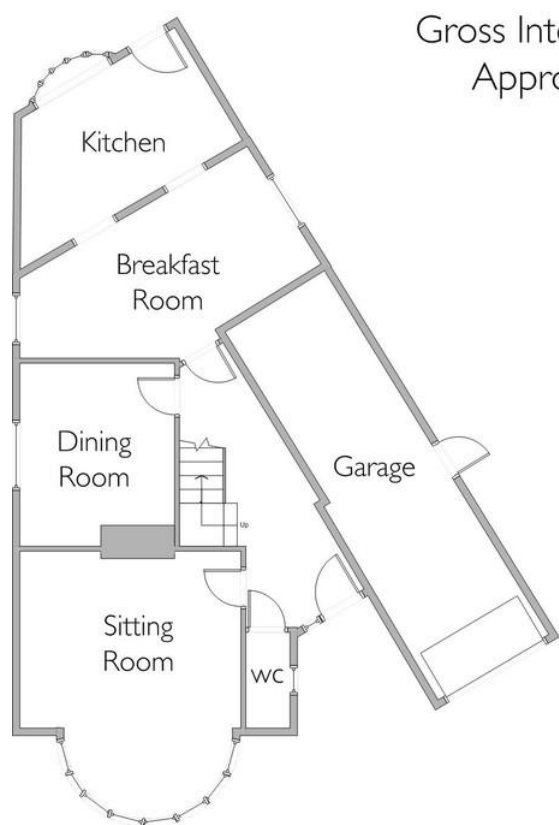
The property stands in the Priority Admissions Area for Epping Primary School, St John Fisher Catholic Primary School & Epping St John's Church of England School.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Gross Internal Floor Area (including Garage):  
Approximately 2145 sq.ft. / 199 sq.m.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**PROPERTY PEOPLE PROFESSIONALISM**

5a Simon Campion Court  
232-234 High Street  
Epping  
Essex  
CM16 4AU

[www.stevenette.com](http://www.stevenette.com)  
[enquiries@stevenette.com](mailto: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