Stevenette









17 The Magpies

Epping Green, Essex, CM16 6QG

Offers In Excess Of £625,000

PROPERTY FEATURES

- 4 Bedroom Home
- Superb Presentation
- Open-Plan Day Kitchen
- Double Glazing
- Electric Heating incl. Underfloor
- Double Carport



FULL DESCRIPTION

The best of both worlds - a village property with some lovely rural views yet conveniently placed for access to Epping and its wide range of shops and Central line station. This 4-bedroom home is immaculately presented throughout and offers stunning accommodation over three floors including an impressive top-floor master suite with far-reaching green views. Well positioned for access to the local school, the house occupies a secluded position and has the benefit of a double carport.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
17' 6" x 10' 6" (5.33m x 3.2m)

KITCHEN/DINING ROOM
18' 10" x 11' 5" (5.74m x 3.48m)



CONSERVATORY
12' 1" x 11' 4" (3.68m x 3.45m)

FIRST FLOOR

LANDING

BEDROOM 2
15' 0" x 10' 10" (4.57m x 3.3m)



BEDROOM 3
12' 4" x 10' 9" (3.76m x 3.28m)

BEDROOM 4
8' 7" x 7' 9" (2.62m x 2.36m)

BATHROOM
7' 9" x 6' 3" (2.36m x 1.91m)

SECOND FLOOR

BEDROOM 1
15' 1" x 11' 10" (4.6m x 3.61m)

EN-SUITE
7' 10" x 7' 1" (2.39m x 2.16m)

EXTERIOR

The house is approached by a footpath leading from the main body of the cul-de-sac. The front garden is of a low-maintenance design and a path leads to the side of the house and to the rear garden. The garden is superbly presented with a lawn bordered by well-stocked variegated beds and shrubs beds and shrubs.

SERVICES

Mains water, drainage and electricity services are understood to be connected. Heating is provided through an electric boiler.

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).

COUNCIL TAX

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

BROADBAND

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

SCHOOL PRIORITY ADMISSIONS AREA

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















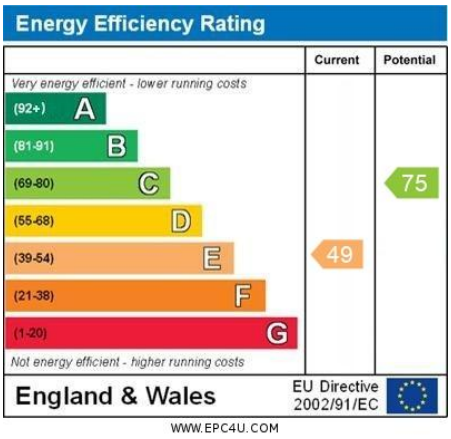






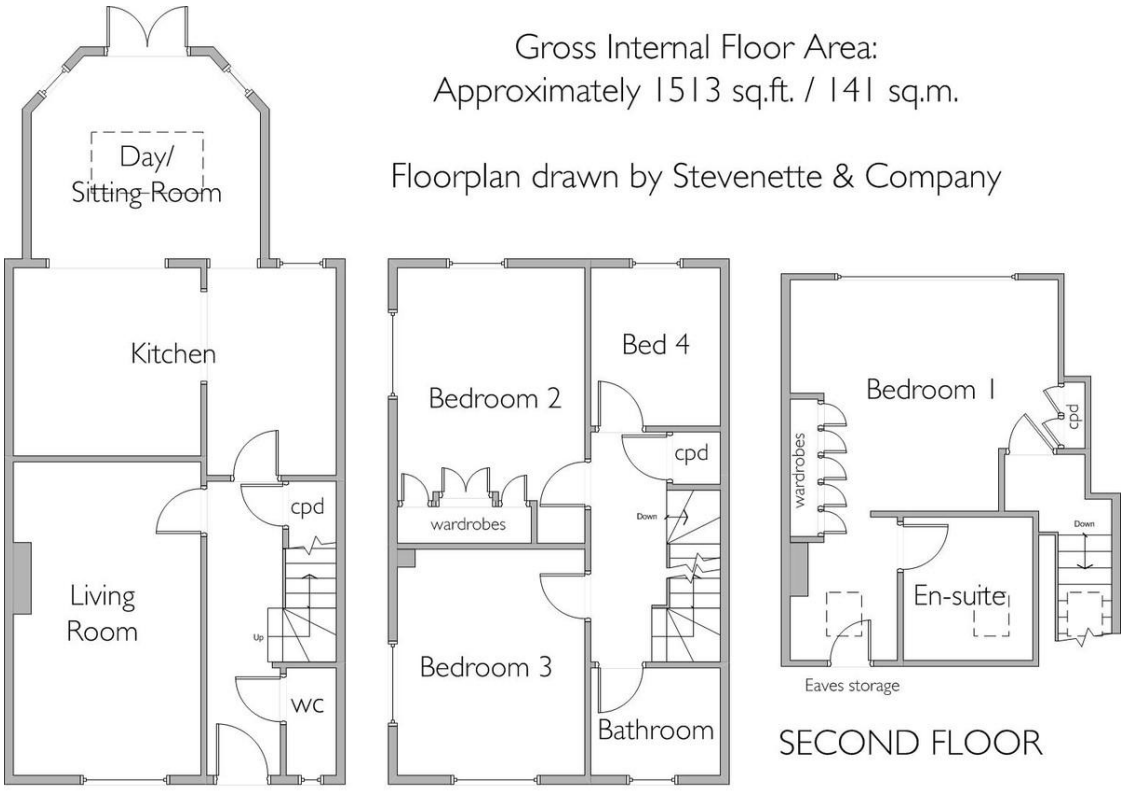






Gross Internal Floor Area:
Approximately 1513 sq.ft. / 141 sq.m.

Floorplan drawn by Stevenette & Company



GROUND FLOOR FIRST FLOOR SECOND FLOOR

PROPERTY PEOPLE PROFESSIONALISM

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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