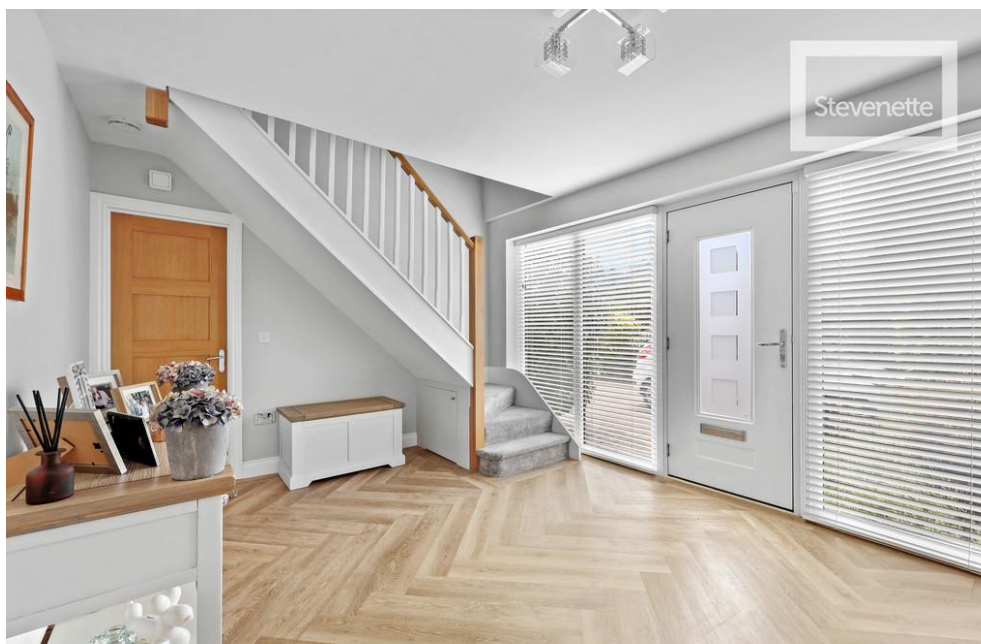


Stevenette



19 Highfield Place
Epping, Essex, CM16 4DB

£1,350,000

PROPERTY FEATURES

- Individual Detached House
- Contemporary, Light & Bright Decor
- 4 or 5 Generous Bedrooms
- Large Garage With Work/Store Area
- Master Bedroom Suite with Dressing & En-suite
- First Floor Terrace Overlooking The Garden
- Gas Central Heating
- Double Glazing

FULL DESCRIPTION

This detached and established house is one of those rare properties that 'ticks all the boxes' for a family seeking the perfect blend of practicality, quality and individuality. The house stands in a particularly secluded and large plot that is positioned in the far corner of one of the town's most highly-regarded cul-de-sac positions and backs onto the open greenery of the town's cricket pitch. Extended in the past to over 1900 sq.ft, the house has been enhanced to create beautifully light and welcoming accommodation that is well balanced while satisfying today's needs including a 31' reception room with bi-folds to the garden and part-open to a high quality breakfast kitchen. There's a further reception room that, with its own access to a shower room, would make a perfect ground floor suite for guests or multi-generational living. A particularly wide and long garage has its own workshop area. The rear garden, which enjoys excellent sunlight, is around 85ft/26m in length.

Highfield Place is located at the southwestern end of the main High Street and is ideally placed for walking to the many restaurants, cafes and shops of this vibrant market town. The Central Line Station lies just 0.8 miles walk away and Epping Forest itself with its many biking and walking trails, is even closer.

GROUND FLOOR

RECEPTION HALL LIVING & DINING ROOM

31' 8" x 12' 8" Max (9.65m x 3.86m)

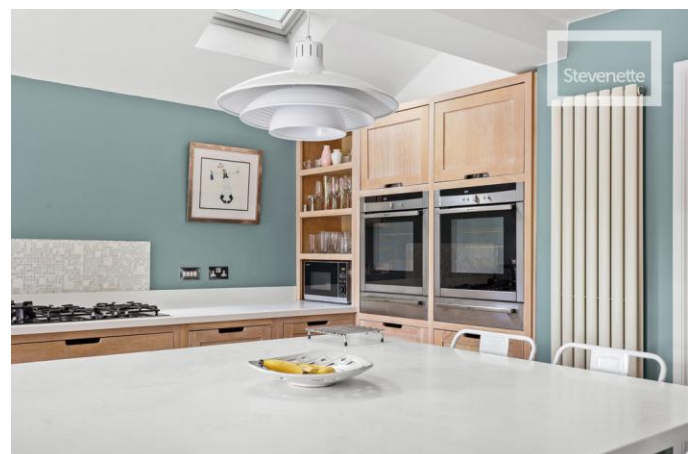
Wood-burning stove and two sets of bi-fold doors to the garden.

Part open to:

BREAKFAST KITCHEN

16' 4" x 15' 6" Max (4.98m x 4.72m)

Bespoke-fitted with limed oak-fronted base and wall units including a full complement of Neff integrated appliances.



UTILITY ROOM

9' 7" Max x 8' 7" (2.92m x 2.62m)

Built-in storage cupboards, Vaillant boiler and pressurised hot water tank.

SITTING ROOM OR BEDROOM 5

14' 4" x 10' 11" (4.37m x 3.33m)

SHOWER & WC

8' 7" x 4' 9" (2.62m x 1.45m)

ATTACHED GARAGE

23' 6" Avg x 14' 1" (7.16m x 4.29m)

Electric roller door. This unusually wide garage has, at its rear, a:

WORKSHOP OR STORAGE AREA

9' 10" x 8' 7" (3m x 2.62m)

FIRST FLOOR

LANDING

Built-in airing cupboard.

BEDROOM 1

16' 11" x 11' 0" (5.16m x 3.35m)

French doors open to a large terrace that has wonderful views over the garden and, beyond that, the cricket pitch and other greenery.

DRESSING AREA

Built-in wardrobes. Through to:

EN-SUITE SHOWER & WC

BEDROOM 2

15' 1" x 10' 10" (4.6m x 3.3m)

Measured to include a bank of fitted wardrobes.

BEDROOM 3

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

Measured into a bank of fitted wardrobes.

EN-SUITE SHOWER & WC

BEDROOM 4

11' 6" x 9' 11" (3.51m x 3.02m)

French doors open to the large terrace, as in the master bedroom.

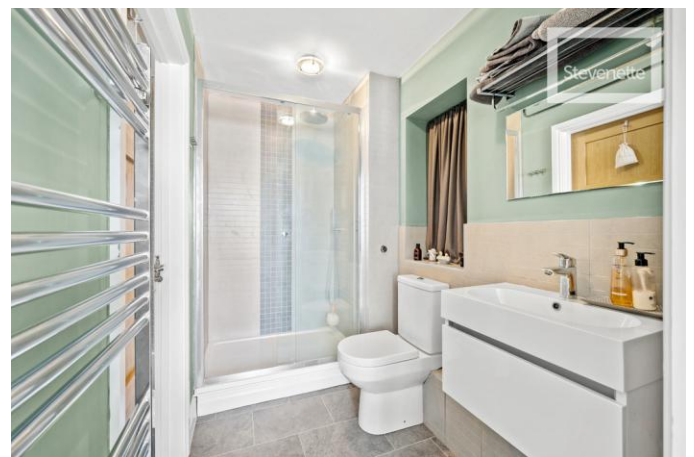
BATHROOM & WC

9' 2" x 5' 10" (2.79m x 1.78m)

EXTERIOR

The house is accessed over a short area of privately-owned driveway shared in ownership between 3 properties and leading off the main roadway of Highfield Place.

The house stands behind a good area of block-set parking and driveway with a gated side path allowing access to the rear garden.





The rear garden is laid principally to lawn with beautifully-stocked borders and beds, established shrubs and trees. A large terrace is the perfect place to enjoy the daytime and evening sun and to the rear of the house is a block-set patio area.

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. The gas central heating system has, we understand, separate controls for ground and first floor to allow for zonal differentiation.

BROADBAND

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

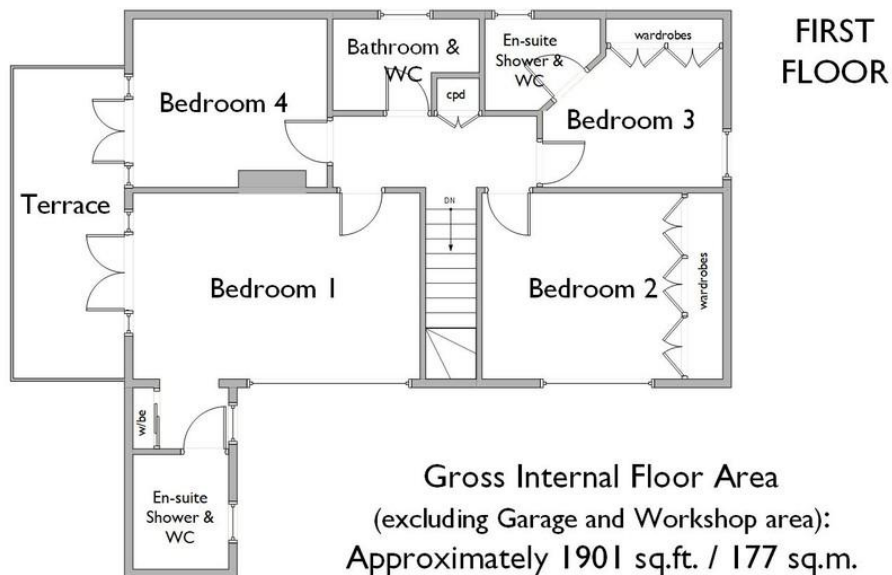
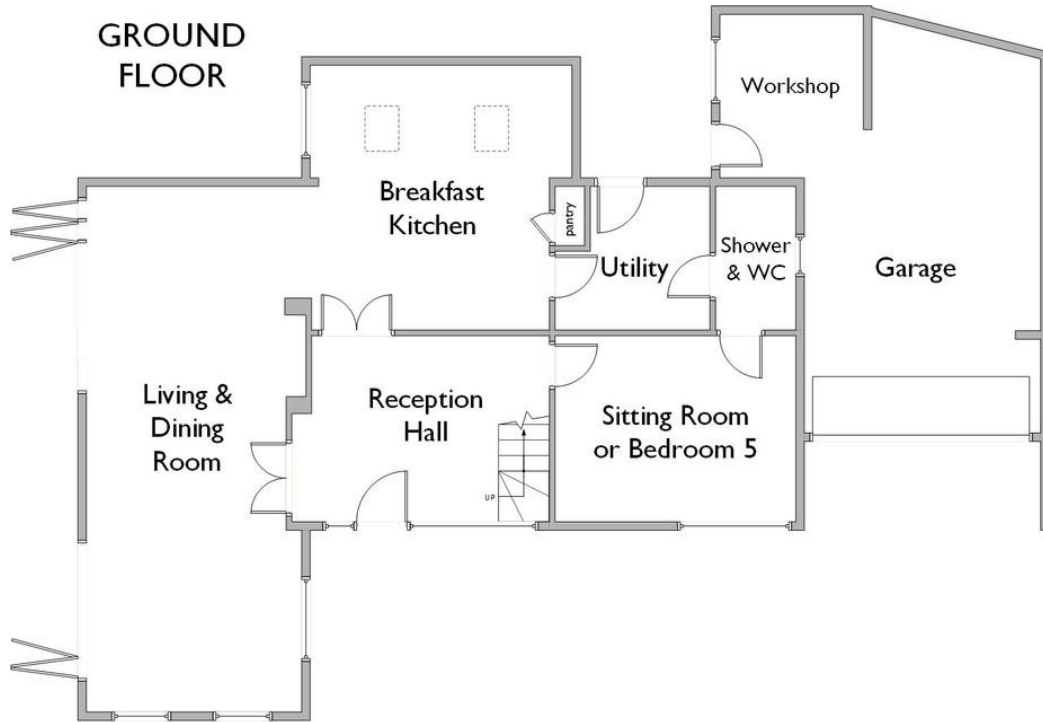
COUNCIL TAX

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





PROPERTY PEOPLE PROFESSIONALISM

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

www.stevenette.com
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 and 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