Stevenette









36 York Road

North Weald, Essex, CM16 6HU

Offers in excess of £400,000

PROPERTY FEATURES

- Three-Storey Home
- Superbly Presented
- Gas Central Heating
- Convenient Village Location
- Low Maintenance Gardens
- Double Glazing



FULL DESCRIPTION

This superb family home has been created through a comprehensive programme of extension and modernisation with no corners cut and no stone unturned. The house offers 3-bedroom accommodation with two particularly impressive features being the beautiful top floor bedroom suite and the open-plan dining and day kitchen which is complemented by a separate utility and ground floor WC. There's an abundance of design features throughout including hidden lighting and cleverly-devised storage options. York Road stands on the western side of the village and is a short walk from the shops, restaurants and other amenities of North Weald. The houses stand behind a very appealing and substantial area of green.



GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

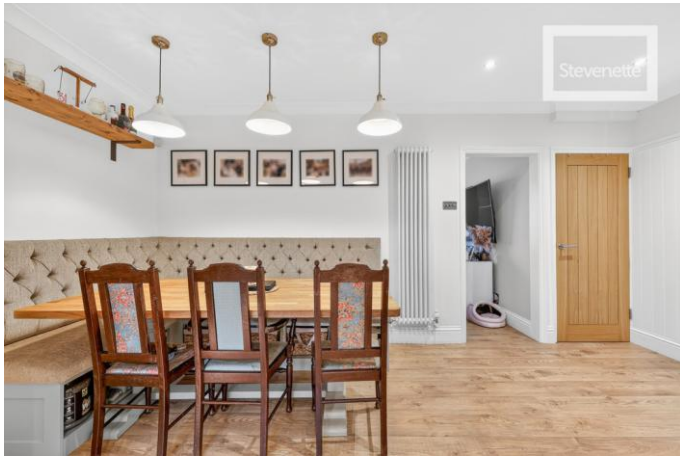
13' 3" x 11' 8" (4.04m x 3.56m)



DAY & DINING KITCHEN

19' 1" max x 16' 5" max (5.82m x 5m)

An 'L-shaped' room comprehensively fitted with cabinets incorporating a gas range, integral refrigerator and freezer, integral dishwasher, Butler's style sink and oak worktops. The dining area has a fitted bench seat with built-in storage.



UTILITY & WC

9' 2" x 5' 2" (2.79m x 1.57m)

Storage cabinets and plumbing for a washing machine.

FIRST FLOOR

LANDING

BEDROOM 2

16' 3" max x 11' 8" (4.95m x 3.56m)

Measured into the bank of fitted wardrobes.

BEDROOM 3

9' 3" x 7' 1" (2.82m x 2.16m)

BATHROOM & WC

9' 0" x 5' 11" (2.74m x 1.8m)

SECOND FLOOR

LANDING

BEDROOM 1

15' 7" avg x 11' 8" avg (4.75m x 3.56m)

Fitted storage cupboards and a bank of fitted wardrobes extending into the:

DRESSING AREA

9' 7" x 4' 3" (2.92m x 1.3m)

EXTERIOR

The front garden is enclosed by hedging and is laid to artificial lawn for ease of maintenance.

The rear garden is laid to artificial lawn and there is a timber-built bin store and a pair of double gates opening to the rear where there is a good provision of on-street parking.

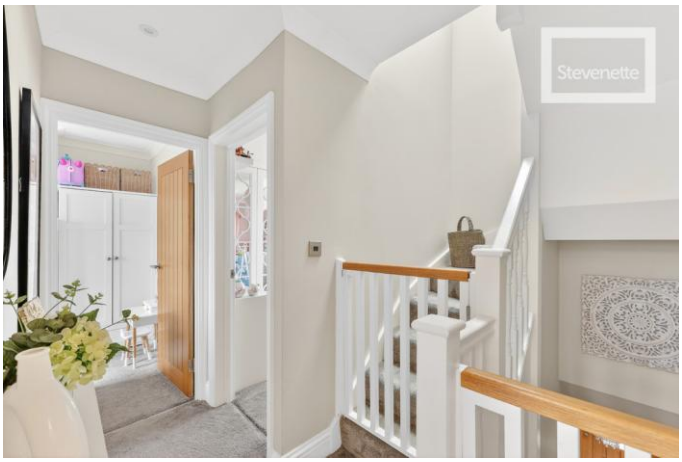
SERVICES

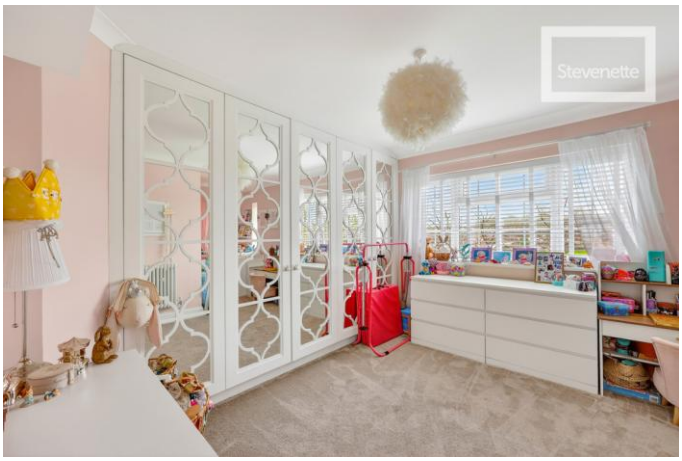
All mains services are understood to be connected. No services or installations have been tested.

BROADBAND

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



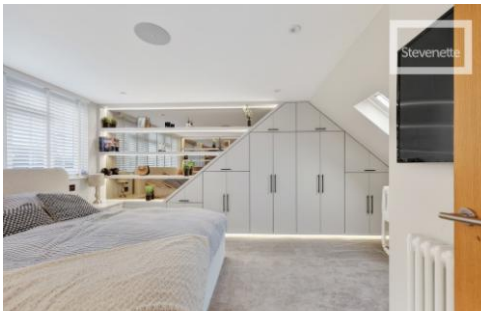


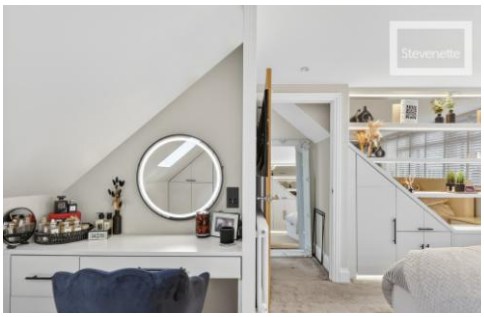




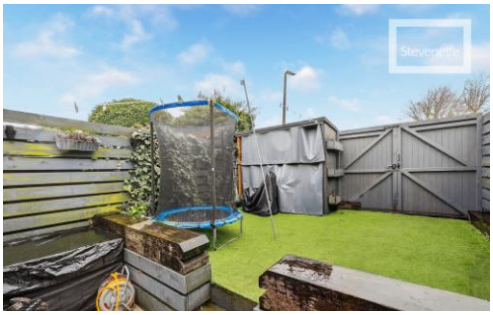

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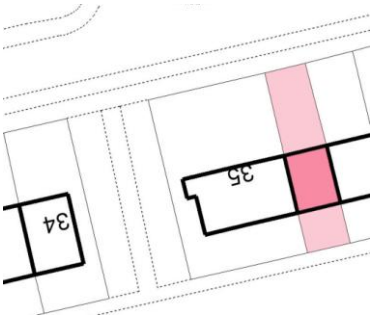

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COUNCIL TAX

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

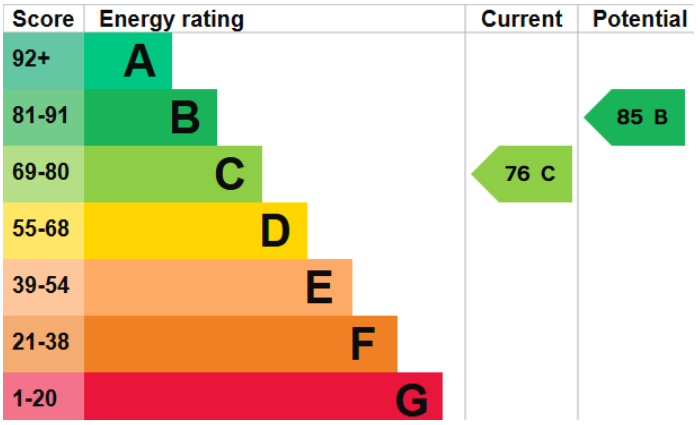
TENURE

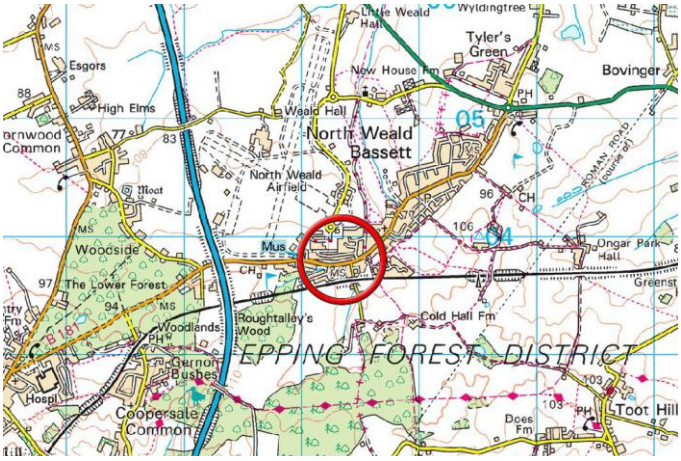
We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

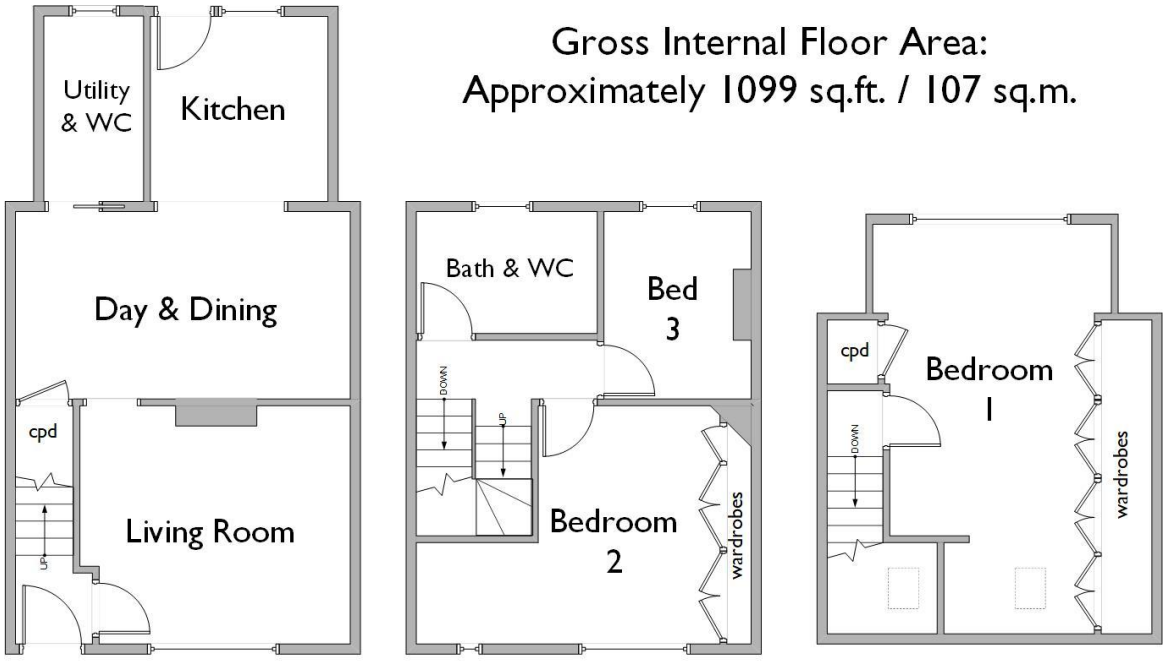
SCHOOL PRIORITY ADMISSIONS AREA

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









Gross Internal Floor Area:
Approximately 1099 sq.ft. / 107 sq.m.

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