Stevenette









9 Wood Meads

Epping, Essex, CM16 6TD

£1,100,000

PROPERTY FEATURES

- Individual Detached Home
- Configuration Versatility
- Main House Almost 2300 sq.ft.
- Solar Panels
- Gas Central Heating
- Double Glazing



FULL DESCRIPTION

Standing in a very secluded and leafy corner plot, this individual detached home offers incredible space and versatility that is perhaps not apparent from its cottage-style architecture. The property has been extended to create superb family accommodation that extends to almost 2300sq.ft including a 24' Living Room, 3 further reception or possible bedrooms on the ground floor and 3 large bedrooms with 2 bathrooms on the first floor. The house stands towards the front of its roughly 1/5th acre site that includes a 100ft+ rear garden with a superb detached outbuilding ideal for a home office, studio, garden room or mancave! Wood Meads is a quiet cul-de-sac positioned on the northern edge of the town where it meets a section of the Forest and is within a very reasonable walking distance of the town's vibrant High Street where there are a range of independent and national cafes, restaurants and shops as well as its Central Line Underground Station.



GROUND FLOOR

ENTRANCE HALL



LIVING ROOM

24' 0" x 18' 0" (7.32m x 5.49m)

plus curved bay with French doors opening to the rear garden. Bi-fold doors open to the:



DINING ROOM

14' 0" x 12' 0" (4.27m x 3.66m)

BREAKFAST KITCHEN

23' 10" x 9' 10" (7.26m x 3m)

French doors open to the garden.

SITTING ROOM OR BEDROOM 4
19' 0" x 8' 11" (5.79m x 2.72m)



CONSERVATORY
11' 3" x 9' 0" (3.43m x 2.74m)

UTILITY ROOM
8' 3" x 7' 9" (2.51m x 2.36m)

STUDY
10' 0" x 8' 2" (3.05m x 2.49m)

WC

ATTACHED GARAGE
24' 0" x 9' 5" (7.32m x 2.87m)



FIRST FLOOR

LANDING

BEDROOM 1
18' 0" x 13' 5" (5.49m x 4.09m)
Plus walk-in window area. The measurements include the:

EN-SUITE SHOWER & WC

BEDROOM 2
17' 4" x 14' 6" (5.28m x 4.42m)
The measurements include a full bank of fitted wardrobes. French doors open to a balcony that runs along the full width of the rear of the house and has views over the gardens.



BEDROOM 3
10' 10" x 10' 6" (3.3m x 3.2m)

BATHROOM & WC
10' 3" x 6' 11" max (3.12m x 2.11m)

EXTERIOR
The house is set back from the roadway behind a established garden of shrubs and trees and a double length driveway provides parking and access to the garage. To the side is a gated path allowing access to the rear and there is a shed of timber construction.



The rear garden is of excellent size and is laid to lawn bordered and interspersed by established trees and shrubs.

At the end of the garden is the:


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HOME OFFICE / STUDIO / WORKSHOP

27' 0" x 12' 0" (8.23m x 3.66m)

An extraordinarily good building suitable for a wide range of uses and with electricity connected.





SERVICES

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

The property has solar panels that contribute towards its electricity supply and, subject to circumstances, provide an income by feeding back to the electric grid.

BROADBAND

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

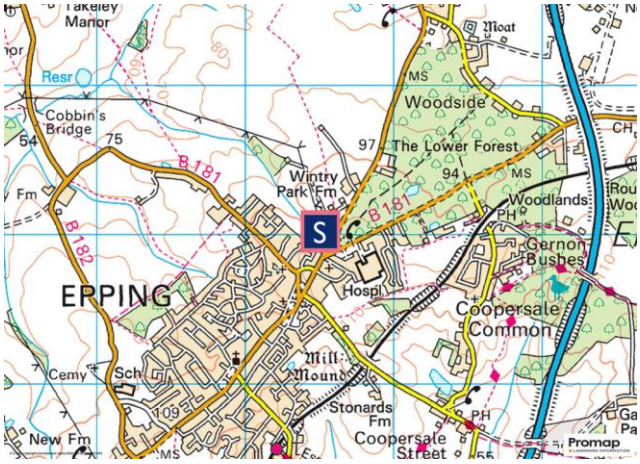
COUNCIL TAX

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

SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

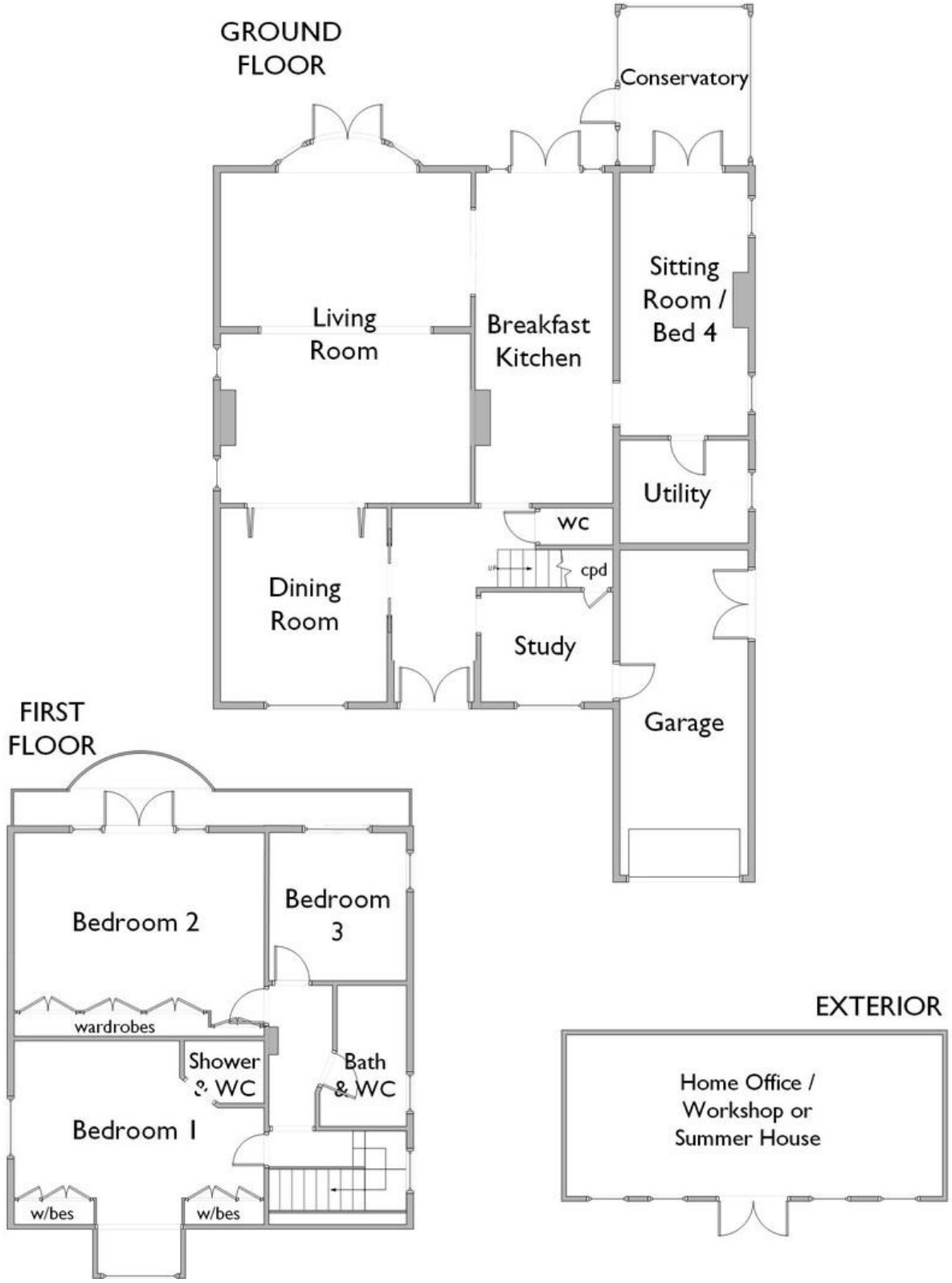
The property stands in the Priority Admissions Area for Epping Primary School and Epping St John's Senior School.







Gross Internal Floor Area (excluding Garage at 228 sq.ft/21 sq.m):
2284 sq.ft. / 212 sq.m.
Outbuilding: 324 sq.ft / 30 sq.m.
Max Total 2836 sq.ft. / 264 sq.m.



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