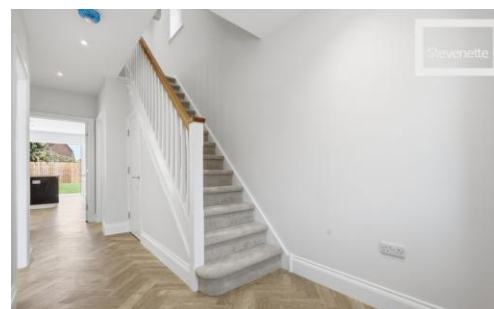


Stevenette



Woodberry Down
Epping, Essex, CM16 6RJ

From £1,050,000

PROPERTY FEATURES

- 'Turn Key' New Build Homes
- 4 Double Bedrooms
- Ground Floor Underfloor Heating
- Air Source Heat Pump
- Bespoke Development
- Stocked Front Borders
- Lawned Gardens with Terraces
- Feature Kitchens with Appliances
- Fitted Wardrobes
- All Floor Coverings

FULL DESCRIPTION

This highly anticipated development by a well-renowned local builder of just four three-storey NEW HOMES is now ready for immediate occupation. Exuding quality throughout and designed and built with the most incredible eye for detail, each home offers just under 2000 sq.ft of superb family accommodation including 4 double bedrooms, 3 bath/shower rooms and a stunning 20' open-plan day and dining kitchen with bi-folds to the rear garden as well as a large living room, utility and ground floor cloakroom. Each house has a driveway for parking at least two vehicles and a fully lawned garden with generous paved terrace - perfect for evening al-fresco dining.

The properties have been built within a quiet and established residential road and seamlessly fit in with the varied architecture of the street. A stroll across the town's Green takes you to the vibrant High Street where there's a great range of cafes, restaurants and shops including M&S Food and Gail's and, just a short walk from there, the CENTRAL LINE station.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

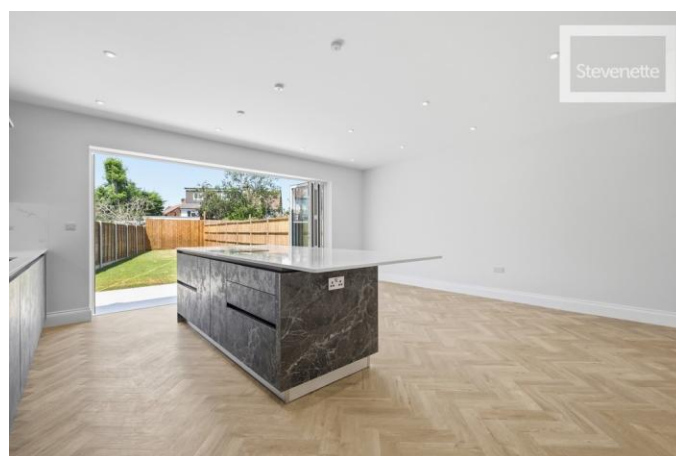
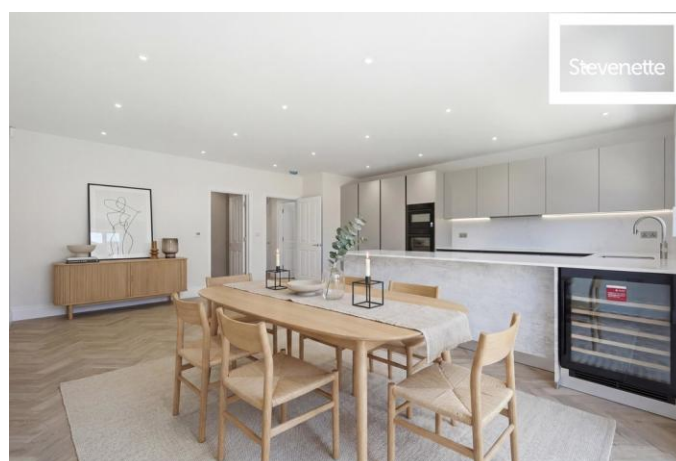
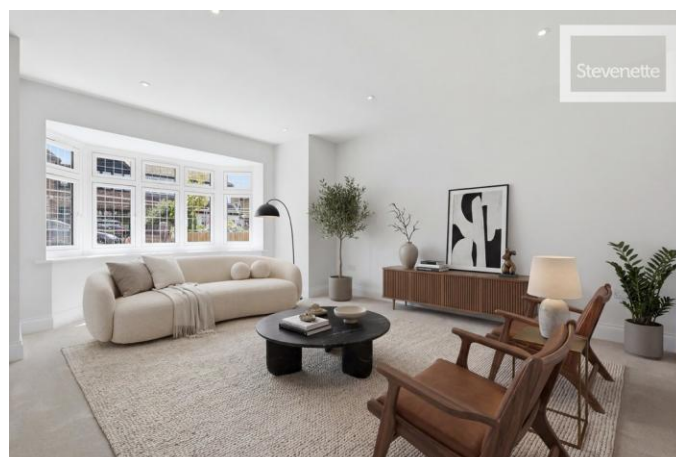
17' 4" max x 12' 3" (5.28m x 3.73m)

Measured into the wide walk-in bay window.

OPEN PLAN DAY AND DINING KITCHEN

20' 0" x 19' 3" (6.1m x 5.87m)

Beautifully fitted with a contemporary design of units including Neff ovens, grill, dishwasher, fridge and freezer and induction hobs with rising extractors set into the quartz tops. A lovely extra touch is the wine cooler that faces the dining area and is tucked under the 4-seater breakfast bar.



Bi-fold doors open straight onto and are level with the tiled garden terrace - perfect for summer entertaining.

UTILITY ROOM

11' 4" x 6' 0" (3.45m x 1.83m)

Fully fitted with units that match those of the kitchen and including spaces for a washing machine and tumble dryer. A large airing cupboard conceals the pressurised hot water tank system.

CLOAKROOM WC

FIRST FLOOR

LANDING

Built-in linen cupboard.

BEDROOM 2

16' 8" x 12' 0" (5.08m x 3.66m)

Full bank of fitted wardrobes.

EN-SUITE SHOWER & WC

7' 5" x 7' 0" (2.26m x 2.13m)

BEDROOM 3

11' 6" x 10' 9" (3.51m x 3.28m)

BEDROOM 4

11' 6" x 8' 2" (3.51m x 2.49m)

FAMILY BATHROOM & WC

8' 6" x 6' 6" (2.59m x 1.98m)

SECOND FLOOR

LANDING

MASTER BEDROOM

15' 3" x 12' 1" (4.65m x 3.68m)

Open to the:

DRESSING AREA

11' 2" x 10' 7" (3.4m x 3.23m)

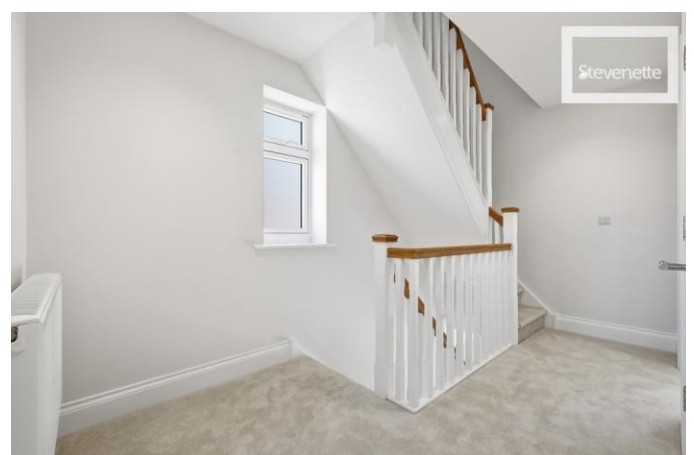
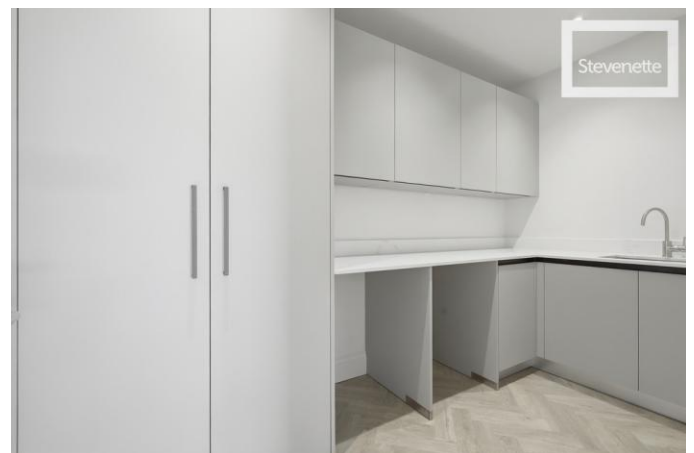
EN-SUITE SHOWER & WC

9' 6" x 6' 3" (2.9m x 1.91m)

EAVES STORAGE

19' 4" x 5' 1" (5.89m x 1.55m)

A large and readily-accessible floored and lit storage area.





EXTERIOR

To the front of each is a good area of block-paved driveway providing parking for at least two vehicles with planted and stocked borders and trees. Gated side paths lead to the rear gardens and provide access to the Vaillant Air Source Heat Pumps.

The rear gardens are laid to lawn with substantial paved terraces and are fully enclosed by fencing.

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

Mains electricity, water and drainage services are connected. No services or installations have been tested by the Agent.

BROADBAND

The properties are understood to be equipped with access to Fibre Optic Broadband.

COUNCIL TAX

Council Tax will be payable to Epping Forest District Council. The properties are yet to be rated.

GUARANTEE

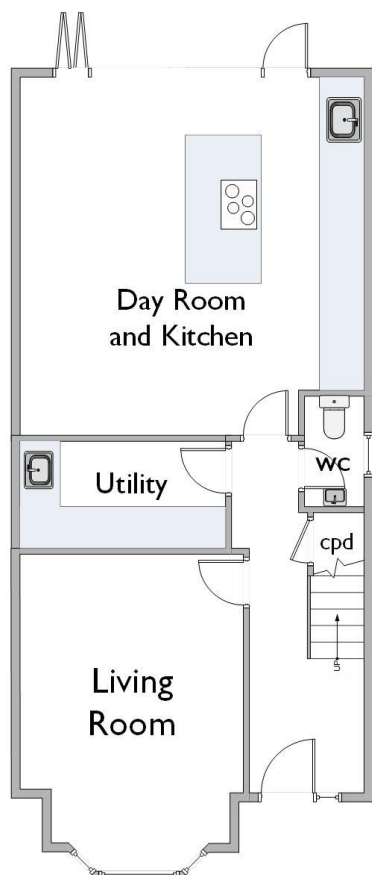
The properties will be provided with a 10-year guarantee.

NOTE ON PHOTOGRAPHY

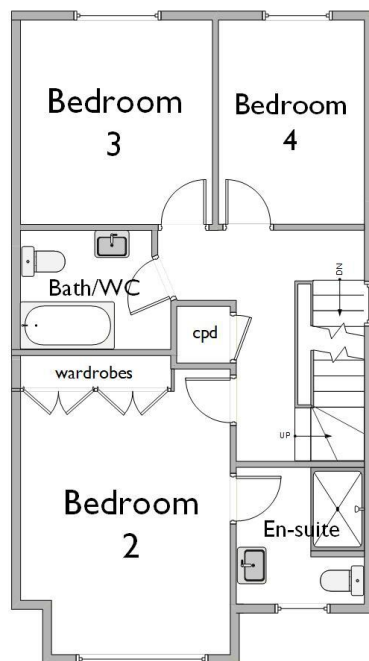
Each of the four properties has a different finish to the kitchen and there are design differences between the four houses (left and right-handed, the bi-fold door designs and layout of the kitchen). Please note that the photography displayed may include a mix of individual units and some photographs have been virtually staged.



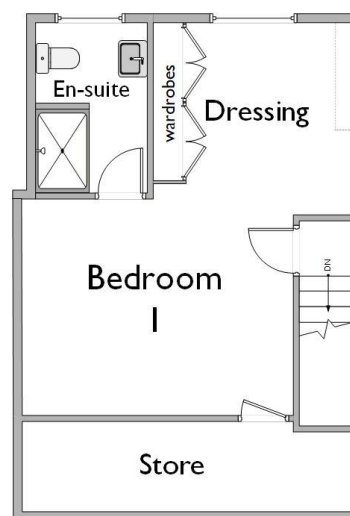
House Design 3a and 3c



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Gross Internal Floor Areas:

Ground Floor 811 sq.ft / 75.4 sq.m.

First Floor 661 sq.ft. / 61.4 sq.m.

Second floor 491 sq.ft. / 45.6 sq.m.

TOTAL 1963 sq.ft. / 182.4 sq.m.

House Design 3a and 3c

Gross Internal Floor Areas:

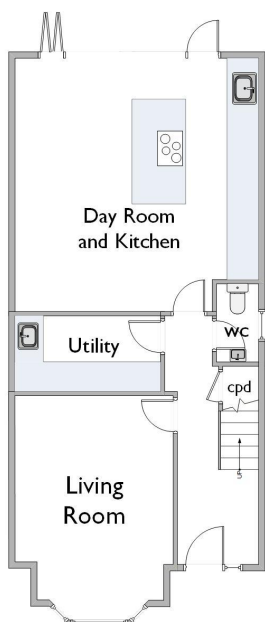
Ground Floor 811 sq.ft / 75.4 sq.m.

First Floor 661 sq.ft. / 61.4 sq.m.

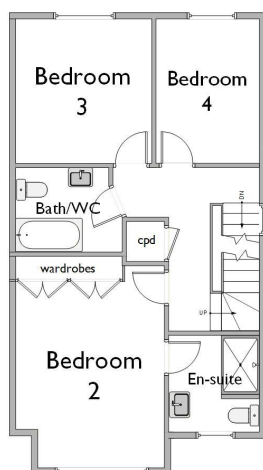
Second floor 491 sq.ft. / 45.6 sq.m.

TOTAL 1963 sq.ft. / 182.4 sq.m.

EPC - tbc



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 and 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