

Stevenette



Carpenters Arms Lane
Thornwood, Essex, CM16 6LR

£695,000

PROPERTY FEATURES

- Individual Detached House
- 4 Good Bedrooms
- 2 Bath / Shower Rooms
- Opportunity for Modernisation
- Gas Central Heating
- Garage & Driveway Parking

FULL DESCRIPTION

Standing in a quiet lane, this established and individual detached house - in the same family's ownership for over 60 years - offers very well balanced family accommodation including 4 very good bedrooms, 2 bath/shower rooms and a ground floor arrangement including an impressive 27' reception room that has views over the large south-facing rear garden. The house stands in a substantial site that extends to approximately 225ft/69m maximum depth and to almost 1/5th acre in total. Offering scope for modernisation, this is a rare find - a home of superb potential in a village setting a short drive from Epping, its Central Line station and its vibrant High Street with its many cafes, restaurants and shops as well as the M11/motorway network.

GROUND FLOOR

STORM PORCH

ENTRANCE HALL

LIVING & DINING ROOM

28' 7" max x 11' 0" (8.71m x 3.35m)

Measured into the walk-in bay window.

STUDY

11' 4" x 8' 10" (3.45m x 2.69m)

KITCHEN

14' 1" x 7' 4" (4.29m x 2.24m)

INTEGRAL GARAGE

15' 4" x 8' 9" (4.67m x 2.67m)



FIRST FLOOR

LANDING

BEDROOM 1

12' 7" max x 11' 0" (3.84m x 3.35m)

Measured into the bay window.

BEDROOM 2

14' 2" x 8' 8" (4.32m x 2.64m)

BEDROOM 3

12' 9" max x 10' 10" max (3.89m x 3.3m)

Measured into a bank of fitted wardrobes.

BEDROOM 4

11' 8" max x 8' 8" (3.56m x 2.64m)

BATH, SHOWER & WC

11' 1" x 7' 6" (3.38m x 2.29m)

SHOWER & WC

7' 5" x 6' 11" (2.26m x 2.11m)

EXTERNAL

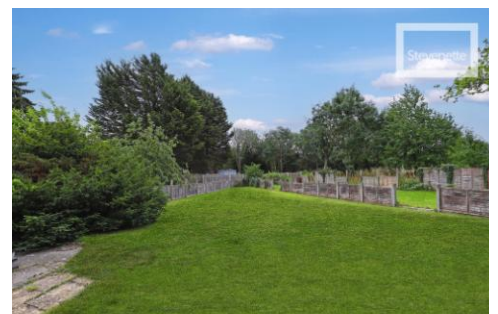
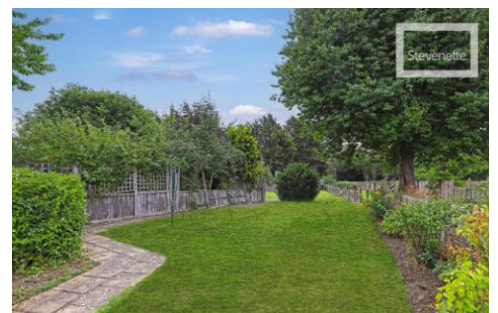
The house stands behind a front garden area and a wide driveway provides parking and access to the integral garage. To both sides of the house are paths allowing access to the back garden.

The rear garden is of exceptional length and widens at approximately its midpoint to wrap around the rear of neighbouring gardens. The garden is approximately southeast-facing and is laid to lawn with established trees and shrubs. There is an outdoor WC, two outbuildings and a summerhouse/hobby room (12'7" x 8'11").

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.

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 'F'.

SCHOOL PRIORITY ADMISSIONS AREA

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

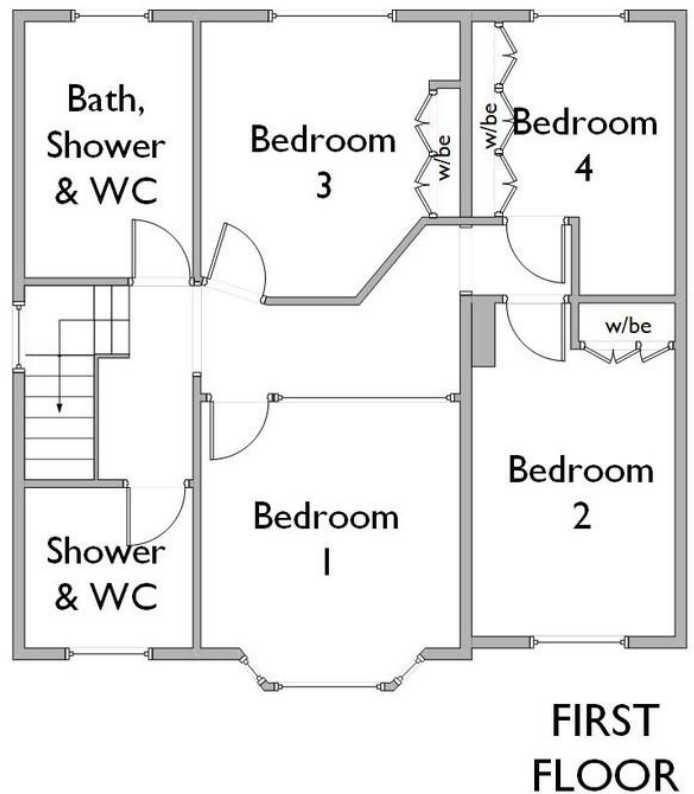
AGENT'S NOTE

The adjacent property to the west (1 and 2 New House) is also available for sale through Stevenette & Company. This comprises a pair of maisonettes with a similarly large garden area (the frontage of this property combined with Pedne extending to approx 108 ft / 32m).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Gross Internal Floor Area:
Approximately 1544 sq.ft / 143.5 sq.m
(including integral garage)



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