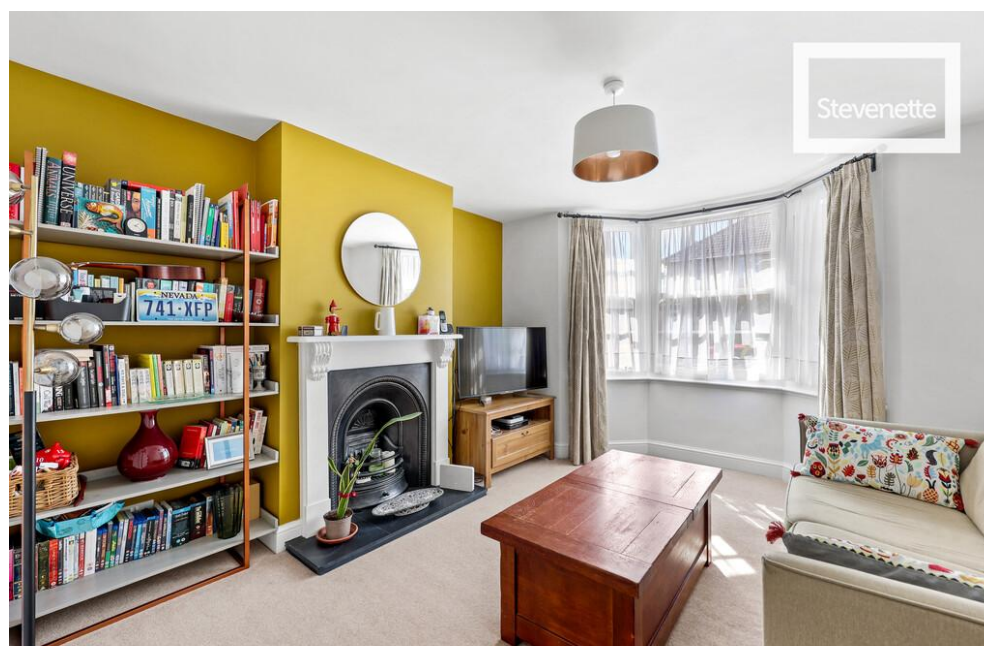


Stevenette



26 St Johns Road
Epping, Essex, CM16 5DP

£550,000

PROPERTY FEATURES

- Victorian Character
- Residents' Parking Zone
- 2 Double Bedrooms
- Gas Central Heating
- Attractive Dining Kitchen
- Double Glazing

FULL DESCRIPTION

Standing in one of the town's most highly-sought residential streets just minutes' walk from Epping's wide range of shops, restaurants and amenities including the Central Line station, this characterful Victorian cottage provides 2 good double bedrooms with a large 4-piece bath/shower room and an attractive ground-floor arrangement comprising a reception room, spacious dining kitchen and a lean-to with separate utility cupboard. To the rear is a very attractive garden. The house stands within a resident's parking scheme area.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

12' 1" x 11' 11" (3.68m x 3.63m)

The measurement excludes the walk-in bay.

DINING KITCHEN

15' 5" x 10' 11" (4.7m x 3.33m)

LEAN-TO

A built-in store conceals the gas combi boiler and plumbing for a washing machine.

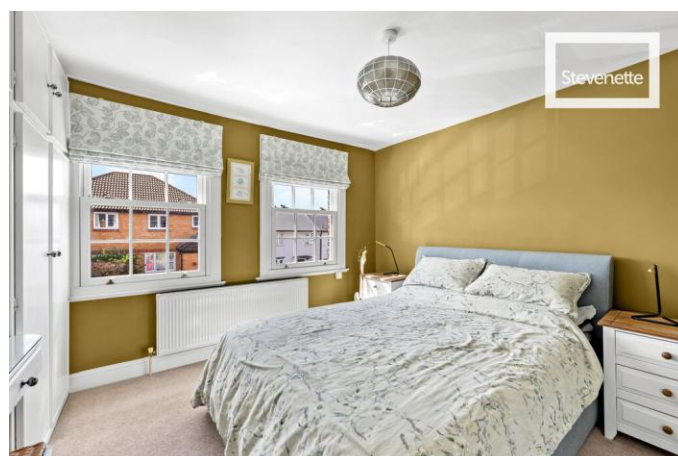
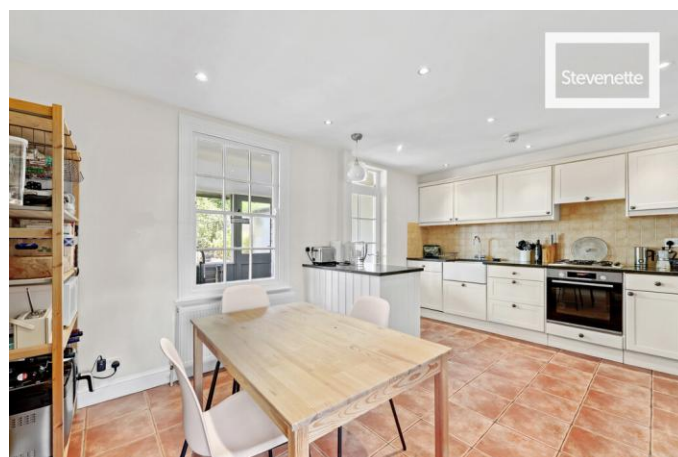
FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

10' 11" x 10' 9" (3.33m x 3.28m)



BEDROOM 2

10' 11" x 8' 11" (3.33m x 2.72m)

BATHROOM, SHOWER & WC

A four-piece suite comprises panelled bath, wc, hand basin and large shower cubicle.

EXTERIOR

The house is approached over a path that continues to the side of the house and is gated.

The rear garden is laid to lawn with a good area of paved patio. The garden is enclosed by fencing and attached to the rear of the property are a pair of brick-built stores.

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

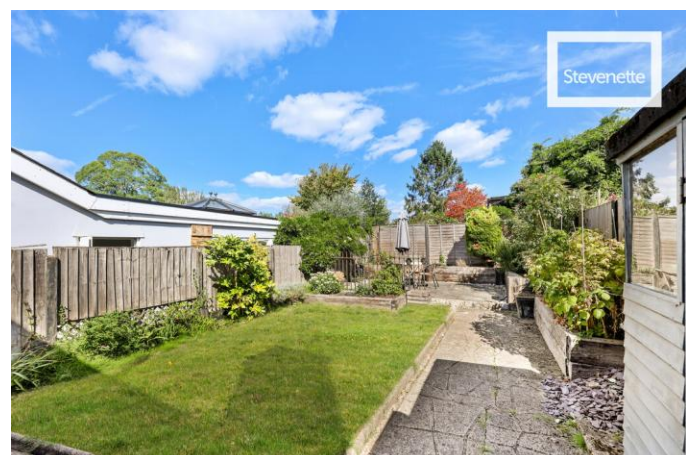
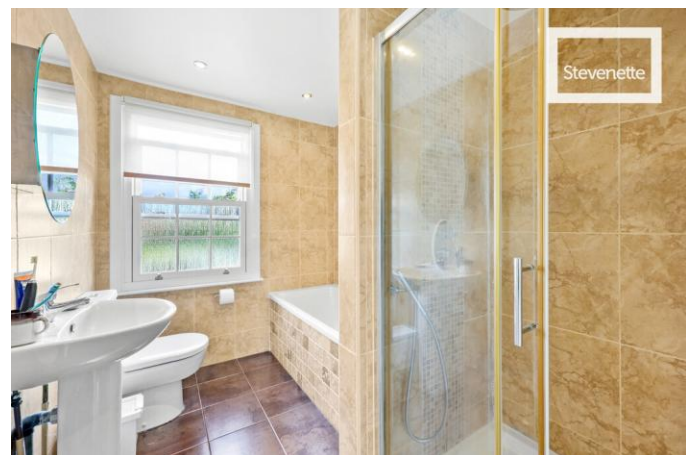
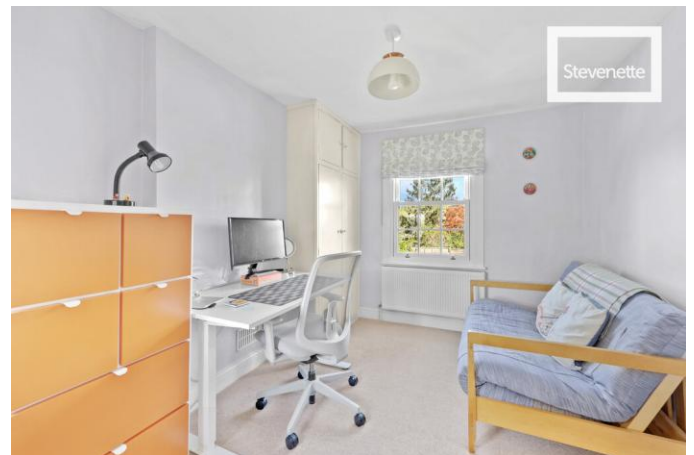
It is understood that Fibre Optic Broadband is available in this area.

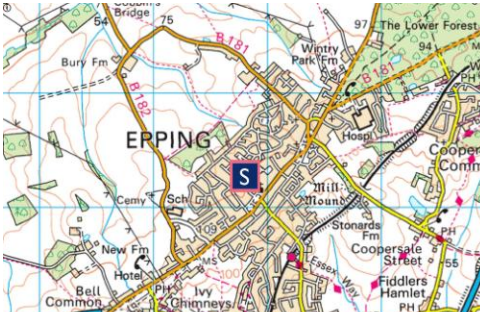
COUNCIL TAX

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

SCHOOL PRIORITY ADMISSIONS AREA

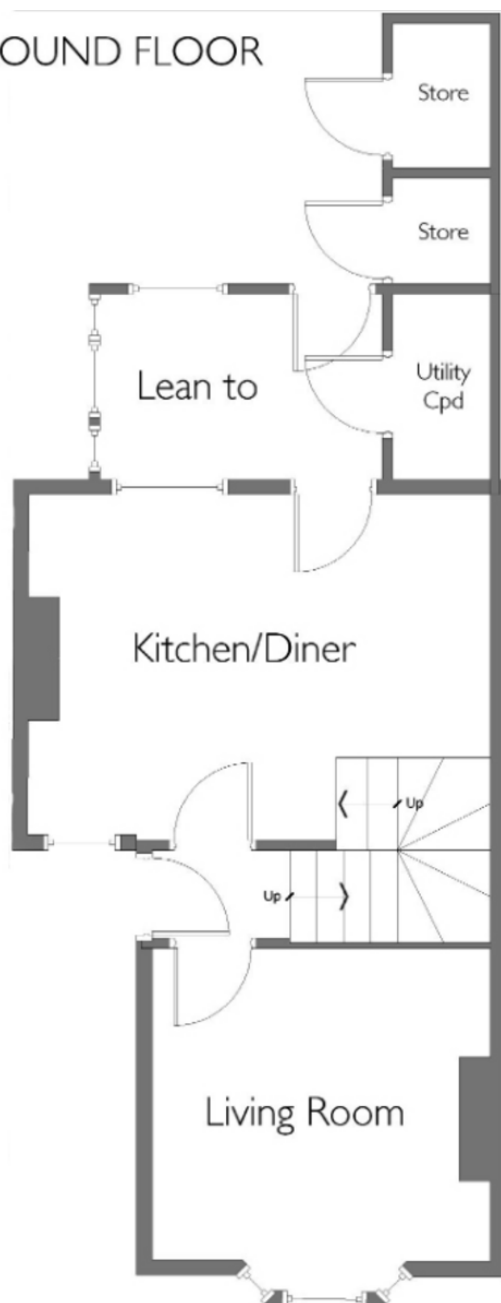
The property stands in the Priority Admissions Area for Epping Primary School and Epping St John's Senior School.





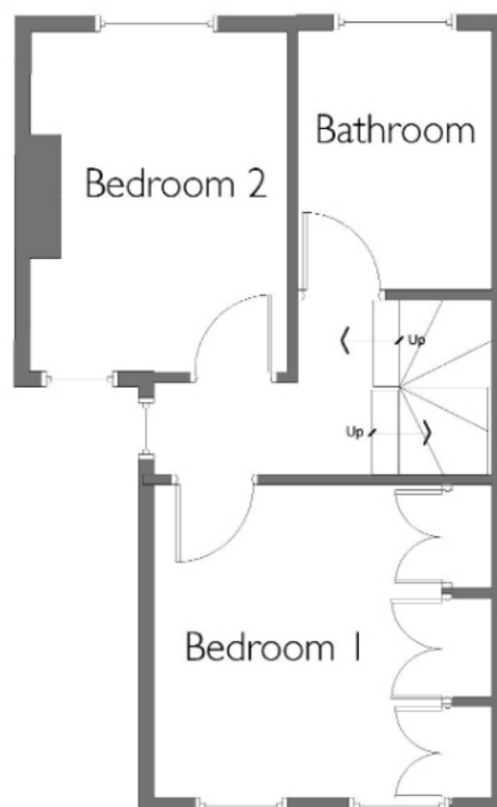
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



Gross Internal Floor
Area (incl. lean to):
Approx. 709 sq.ft. / 66
sq.m

FIRST FLOOR



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 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