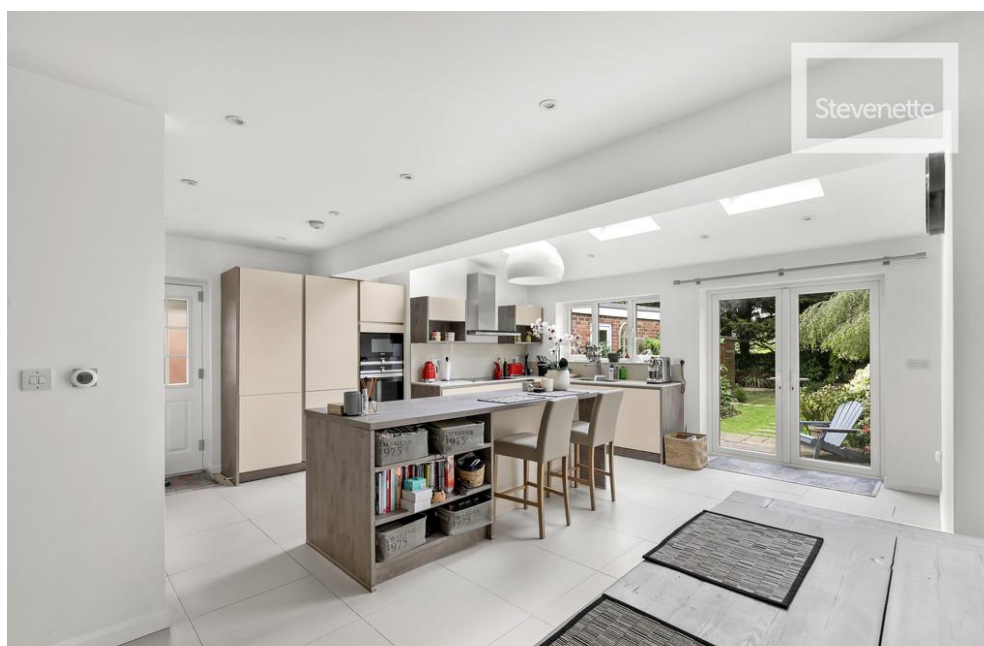


Stevenette



**4 Wood Meads**  
Epping, Essex, CM16 6TD

**£750,000**

# PROPERTY FEATURES

---

- Established semi-Detached House
- Almost 1200 sq.ft.
- Contemporary Presentation
- Garage / Gym
- Gas Central Heating
- Double Glazing

## FULL DESCRIPTION

---

Offered with NO ONWARD CHAIN, this semi-detached house has been absolutely transformed by the owners to create a spacious, versatile and dynamic home that really suits today's style of living. There's quality and attractive features throughout including underfloor heating to the ground floor, a log burner in the living room, oak flooring, a contemporary bathroom & shower and the icing on the cake - a superb 21'+ open-plan day kitchen that opens to the lovely rear garden. Wood Meads is a desirable cul-de-sac positioned on the northern edge of the town where it borders a section of Epping Forest. Epping's vibrant High street, with its range of cafes, shops, restaurants and other amenities is a short walk away across the open grounds of the Memorial Green.

### GROUND FLOOR

#### PORCH

#### ENTRANCE HALL

#### LIVING ROOM

15' 1" max x 12' 11" (4.6m x 3.94m)

Measured into the wide bay window.

#### OPEN-PLAN DAY AND DINING ROOM

21' 8" max x 19' 10" max (6.6m x 6.05m)

#### WC



## FIRST FLOOR

### LANDING

### BEDROOM 1

16' 0" max x 13' 9" (4.88m x 4.19m)

Measured into the bay and to include a full bank of fitted wardrobes.

### BEDROOM 2

11' 0" x 10' 6" (3.35m x 3.2m)

### BEDROOM 3

7' 5" x 6' 0" (2.26m x 1.83m)

### BATH, SHOWER & WC

9' 1" x 7' 10" (2.77m x 2.39m)

### EXTERIOR

The house stands behind a lawned garden bordered by established shrubs and beds. A shared driveway provides access to the rear and the:

### GARAGE / GYM

20' 6" x 7' 8" (6.25m x 2.34m)

Currently used as a gym, plasterboarded and with 32-hue LED lighting.

### GARDEN

The rear garden is of good size and is lawned with established borders. There is a large timber-built shed.

### SERVICES

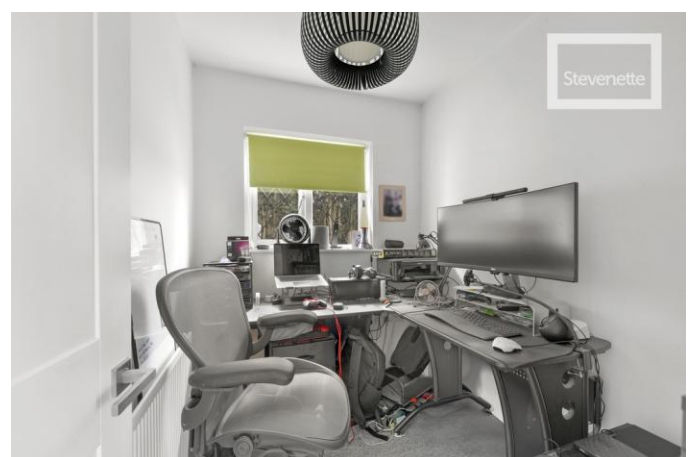
All mains services are understood to be connected. No services or installations have been tested.

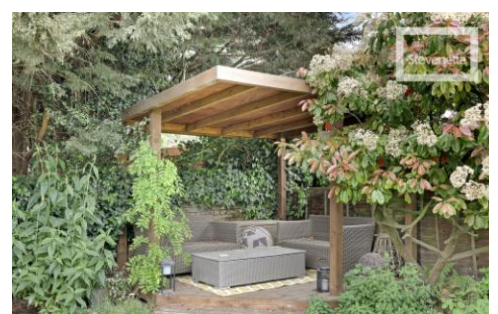
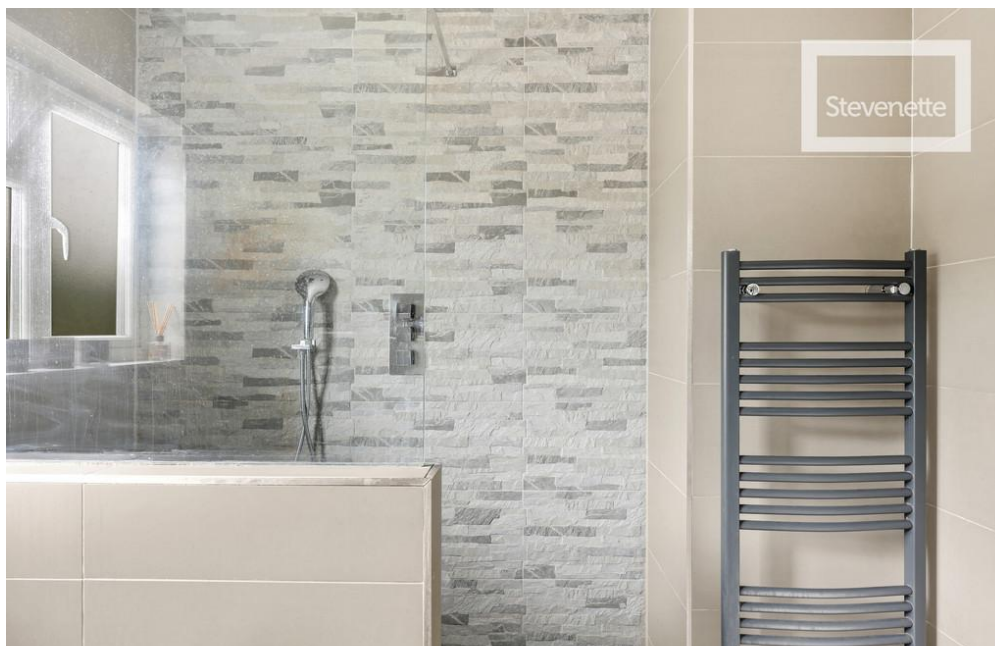
### BROADBAND

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

### 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).



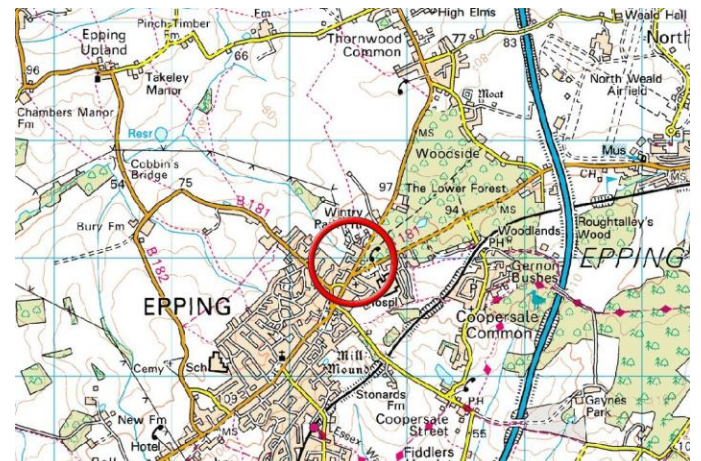


## COUNCIL TAX

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

## 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             |         | 85 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

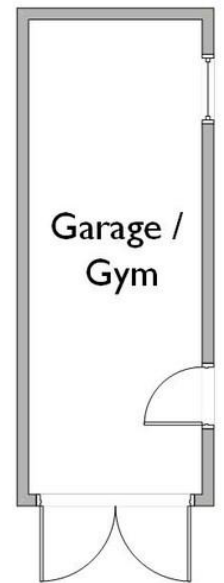
Gross Internal Floor Area  
(excluding Garage/Gym):  
Approximately 1193 sq.ft. / 111sq.m.



GROUND FLOOR



FIRST FLOOR



EXTERIOR

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