

Stevenette



4 Highfield Place
Epping, Essex, CM16 4DB

£1,200,000

PROPERTY FEATURES

- Individual Established Chalet Bungalow
- 3 (Potentially 4) Bedrooms
- 24' Breakfast Kitchen
- Positive Pre-App to Build To The Side
- Step-Free Access
- Close to High Street & Station
- Cul-de-Sac Position
- Short Walk to The Forest
- 1700+ sq.ft. plus 430+ sq.ft Outbuilding
- Security Alarm

FULL DESCRIPTION

Offered with NO ONWARD CHAIN, this is an extraordinary opportunity to purchase a substantial and individual detached 3 (potentially 4) bedroom bungalow in a cul-de-sac position just minutes' walk from Epping High Street, its cafes, shops and restaurants as well as the Central Line station. The bungalow stands in an unusually large plot with frontage of about 100ft/30.7m and depth 79ft/24m that includes a superb grade-II listed OUTBUILDING extending to approx 435 sq.ft./40.4sq.m. that we feel could be put to a variety of uses.

This is a particularly exciting opportunity as the bungalow retains a number of original features though offers a new owner chance to undertake general updating according to their tastes and a positive response to a PRE-APP to erect a detached chalet bungalow to the side of the main property has been received. Subject to planning permission and all necessary consents there could, therefore, be an opportunity for multi-generational living side-by-side or the build and eventual sale of either bungalow.

GROUND FLOOR

ENTRANCE HALL

Built-in storage and cloaks cupboards. Parquet floor.

LIVING ROOM

19' 15" x 11' 11" (6.17m x 3.63m)

Parquet floor and living flame gas fire.

BREAKFAST KITCHEN

24' 2" x 9' 11" (7.37m x 3.02m)

DINING OR SITTING ROOM

17' 5" max x 13' 11" (5.31m x 4.24m)

Measured into the projecting bay window which has French doors opening to the garden. This room, could, in the agent's opinion be separated from the hallway to create a separate and 4th bedroom.



BEDROOM 1

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

The measurements include a full bank of fitted wardrobes.

BEDROOM 2

11' 11" x 11' 10" (3.63m x 3.61m)

Built-in storage cupboard.

BATHROOM & WC

12' 2" x 6' 2" (3.71m x 1.88m)

Currently configured to allow use as a wet room.

UTILITY ROOM

20' 9" x 6' 0" (6.32m x 1.83m)

Floor-standing boiler.

WC

ATTACHED DOUBLE GARAGE

17' 3" x 16' 1" (5.26m x 4.9m)

Electric up and over door.

FIRST FLOOR

LANDING

BEDROOM 3

24' 0" max x 15' 9" max (7.32m x 4.8m)

Eaves storage accesses.

SHOWER & WC

EXTERIOR

The bungalow stands behind a wide lawned garden with planted borders and beds. A large driveway provides parking for approximately 4 vehicles.

The rear garden is lawned with well-stocked borders and beds and is enclosed by fencing. A paved terrace is ideally positioned to catch the sun in front of the:

BARN

22' 9" x 14' 6" (6.93m x 4.42m)

Formerly part of the outbuildings to Winchelsea House that stands to the north, this useful and spacious building could, in our opinion, be put to a number of uses such as home studio, gym, garden room or even (subject to all necessary permissions and consents) an annexe. Forming the right hand section of the building is the:





'TACK ROOM'

14' 4" x 6' 10" (4.37m x 2.08m)

A useful garden store that retains its cast iron fireplace.

PLANNING

In April 2026, a 'Pre-App' investigation was instigated into establishing the viability of a scheme to demolish the double garage and utility room (linking the garage to the main body of the bungalow) and replacing it with a detached chalet bungalow of approximately 1200sq.ft. with off-street parking. The approximate division of the land is indicated in yellow on the accompanying site plan.

In June 2026 a positive response was received from Epping Forest District Council Planning Department suggesting "The proposed development is, in principle, acceptable and likely to be supported at application stage."

Further information is available upon request.

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.

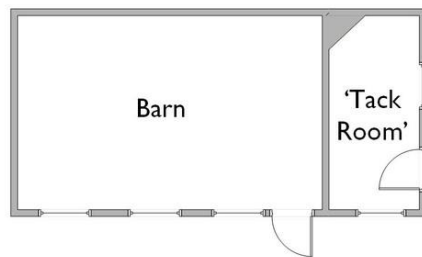
COUNCIL TAX

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

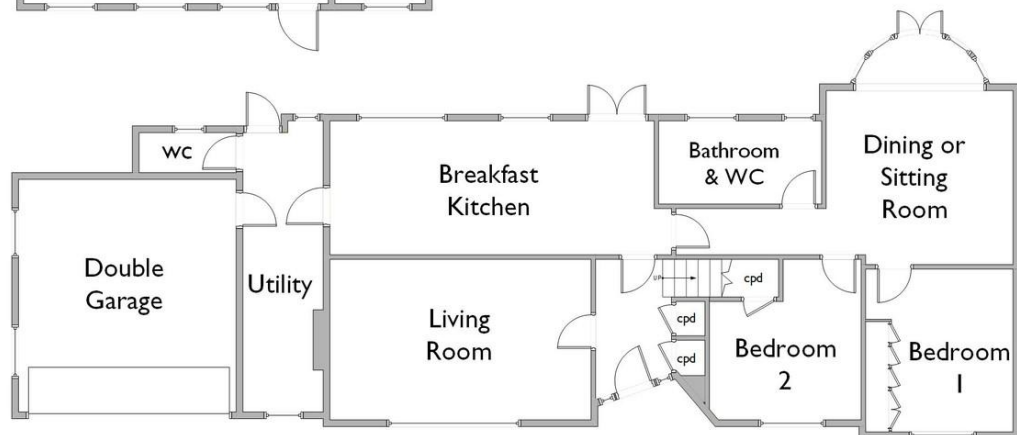




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

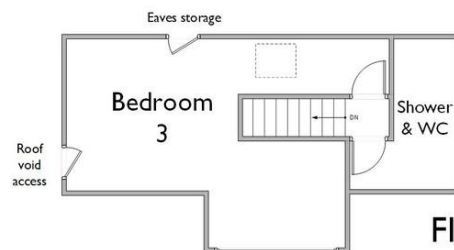


OUTBUILDINGS



GROUND FLOOR

Gross Internal Floor Area:
Approx. 1722 sq.ft/ 160sq.m.
Outbuildings & Garage: Approx 724sq.ft. / 67sq.m.



FIRST 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 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