

Stevenette



11 Egg Hall
Epping, Essex, CM16 6SA

£725,000

PROPERTY FEATURES

- Established Family House
- Corner Plot
- Approx 1650 sq. ft.
- Gas Central Heating
- 3 Reception Spaces
- Double Glazing

FULL DESCRIPTION

A really spacious and well-balanced detached home that's packed with opportunities for its new owners to unlock its vast potential and create a superb family home of their own tastes. Offered with NO ONWARD CHAIN, the house stands in a corner plot with a large rear garden in a quiet cul-de-sac position (perfect for children to play) that's just minutes' walk from the High Street where there's a great choice of coffee shops, restaurants, both local and national retailers and a host of other amenities. Epping's Central Line station is less than a mile's walk and is very close to the Northernmost section of Epping Forest and open countryside. Ideal for walks and bike rides.

GROUND FLOOR

PORCH

LIVING ROOM

20' 10" x 11' 6" (6.35m x 3.51m)

Open to:

DINING ROOM

11' 5" x 9' 11" (3.48m x 3.02m)

SITTING ROOM

15' 2" x 11' 1" (4.62m x 3.38m)



CONSERVATORY

10' 11" avg x 10' 8" (3.33m x 3.25m)

KITCHEN

9' 11" x 9' 0" (3.02m x 2.74m)

UTILITY ROOM

8' 2" x 9' 2" (2.49m x 2.79m)

Including:

WC

GARAGE

18' 8" x 8' 4" (5.69m x 2.54m)

FIRST FLOOR

LANDING

BEDROOM 1

22' 3" x 8' 3" (6.78m x 2.51m)

BEDROOM 2

12' 8" x 10' 11" (3.86m x 3.33m)

BEDROOM 3

12' 5" x 8' 3" (3.78m x 2.51m)

BEDROOM 4

8' 1" x 8' 0" (2.46m x 2.44m)

BATHROOM

SEPARATE WC

EXTERIOR

The house is approached over a driveway that provides off-street parking and access to the garage. The driveway is bordered by lawn and a gated path leads down the side of the house for garden access.

The rear garden is of good size and is laid to lawn with established borders and trees and has a large shed.





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'.

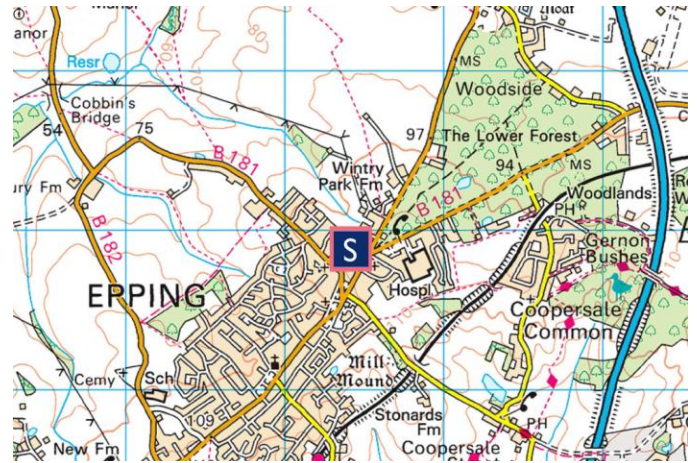
SCHOOL PRIORITY (CATCHMENT AREA)

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

AGENT'S NOTE

The property is of 'Trusteel' steel-framed construction and is considered by mortgage lenders to be of 'non-traditional construction'. We advise all interested parties ought to verify with their chosen lender or broker whether this would have any bearing on their mortgage capabilities.

In 2023 an insurance claim was made for minor damage caused by subsidence (to the conservatory and ground floor extension (the main body of the house was unaffected) following both a prolonged dry spell and three small/medium trees in proximity to the building (now removed). The repairs were made and the matter was resolved in 2025. The property is currently insured for all risks including ground movement.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Gross Internal Floor Area (including Garage):
Approximately 1674 sq.ft / 156 sq.m.



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 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