

Stevenette



5 Wood Meads
Epping, Essex, CM16 6TD

£675,000

PROPERTY FEATURES

- Mid-20th Century Semi-Detached House
- Attractive Proportions
- Opportunity to Modernise
- Double Glazing
- Gas Central Heating
- Garage & Shared Driveway

FULL DESCRIPTION

An attractive semi-detached house that is just perfect for someone to unleash their design ideas through a programme of general updating and/or extension (subject to all necessary consents). Standing in a cul-de-sac that's a very reasonable walk from the High Street shops, coffee shops and restaurants, the property offers nicely proportioned accommodation including 3 bedrooms and 2 reception rooms and has, to its rear, a very pleasant and generous garden.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

15' 0" x 12' 11" (4.57m x 3.94m)

Measured into the wide bay window.

DINING ROOM

11' 3" x 10' 4" (3.43m x 3.15m)

French doors open to the rear garden.

KITCHEN

11' 0" x 8' 10" (3.35m x 2.69m)

WC



FIRST FLOOR

LANDING

BEDROOM 1

15' 11" x 13' 8" (4.85m x 4.17m)

Measured into a full bank of fitted wardrobes and into the wide bay window.

BEDROOM 2

10' 5" x 11' 4" (3.18m x 3.45m)

BEDROOM 3

9' 0" x 8' 2" (2.74m x 2.49m)

BATHROOM & WC

7' 4" x 5' 11" (2.24m x 1.8m)

EXTERIOR

The house stands behind a lawned garden (NB other properties in the cul-de-sac have created off-street parking to their fronts) and a shared driveway provides access to the:

GARAGE

15' 11" x 8' 1" (4.85m x 2.46m)

GARDEN

The rear garden is lawned with a paved patio area.

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 (CATCHMENT AREA)

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





SERVICES

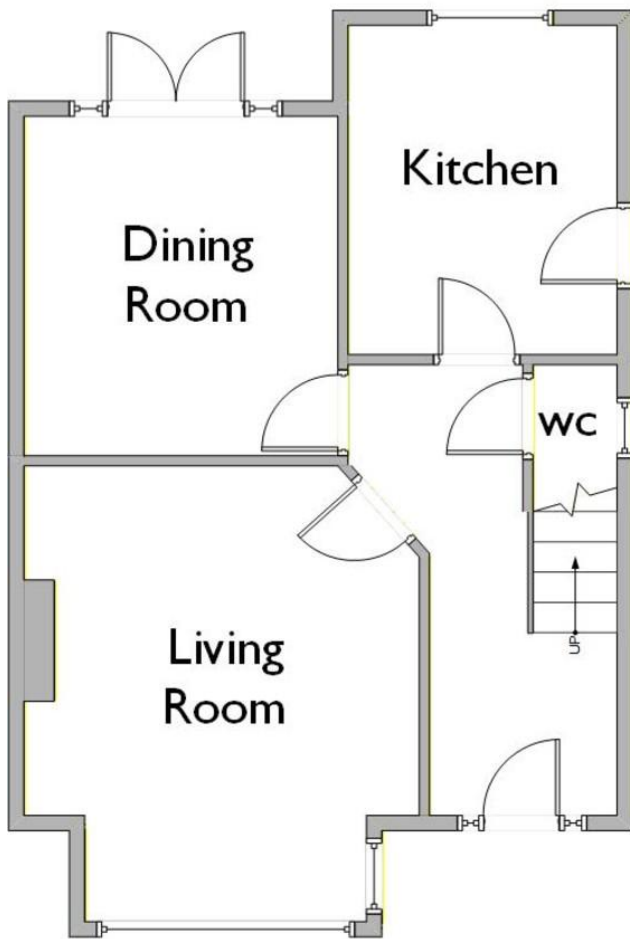
All mains services are understood to be connected. No services or installations have been tested.

TENURE

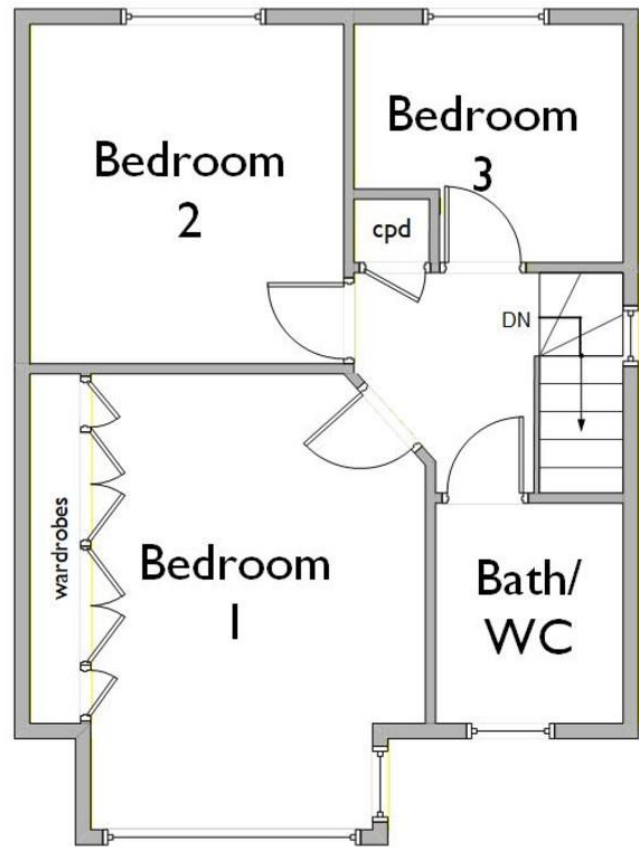
We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		85
69-80	C		
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Gross Internal Floor Area:
Approximately 1005 sq.ft. / 93 sq.ft.



GROUND FLOOR



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 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