

Stevenette



43 Church Hill  
Epping, Essex, CM16 4RA

£1,500,000

# PROPERTY FEATURES

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- Individual Detached House
- Gas Central Heating
- Versatile Family Accommodation
- Double Glazing
- Contemporary Presentation
- High Quality Features Throughout

## FULL DESCRIPTION

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Offered with NO ONWARD CHAIN, this established and unique house occupies a beautifully secluded position in a private drive leading off the town's Memorial Green and just a short walk from the many restaurants, cafes, shops and other amenities of this thriving market town. Upon stepping through the door there's an immediate feel of light and airiness - enhanced by the sellers' own sense of design and choice of white, contemporary decor throughout. The design of the 4-bedroom property has been enhanced by the addition of a stunning, vaulted day room open to the high-specification kitchen and with bi-fold doors to the private rear garden that enjoys excellent exposure to the sun through to sunset. A large garage is complemented by good driveway parking and Epping Central Line station is within easy reach by foot.

### GROUND FLOOR

#### ENTRANCE HALL

#### LIVING ROOM

20' 6" x 13' 2" (6.25m x 4.01m)

#### CONSERVATORY

12' 8" x 8' 3" (3.86m x 2.51m)

#### BREAKFAST KITCHEN

14' 1" max x 13' 2" (4.29m x 4.01m)

Open to:

#### VAULTED DINING & DAY ROOM

16' 2" x 14' 4" max (4.93m x 4.37m)

#### UTILITY ROOM

6' 1" x 5' 4" (1.85m x 1.63m)

#### STUDY OR DINING ROOM

10' 8" x 9' 3" (3.25m x 2.82m)

#### WC



## FIRST FLOOR

### LANDING

#### BEDROOM 1

13' 5" x 12' 9" (4.09m x 3.89m)

#### EN-SUITE SHOWER & WC

6' 10" x 6' 0" (2.08m x 1.83m)

#### BEDROOM 2

13' 4" x 8' 11" (4.06m x 2.72m)

#### BEDROOM 3

13' 3" max x 9' 7" (4.04m x 2.92m)

#### BEDROOM 4

9' 5" x 9' 3" (2.87m x 2.82m)

#### FAMILY BATH, SHOWER & WC

10' 0" x 5' 11" (3.05m x 1.8m)

### EXTERIOR

From the gravelled private driveway that serves and is the responsibility of just three properties, the house stands behind a garden area of established shrubs and planting. A driveway provides parking and access to the:

### GARAGE

16' 1" x 15' 11" (4.9m x 4.85m)

### REAR GARDEN

The gardens are a delight - laid to lawn with established feature shrubs, trees, beds and borders.

### SERVICES

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

### BROADBAND

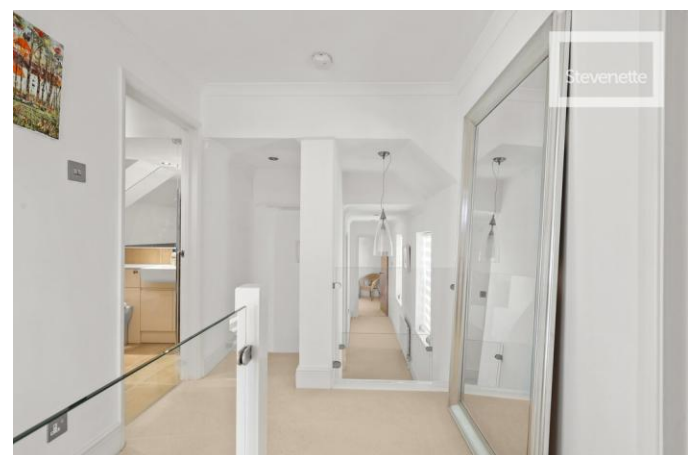
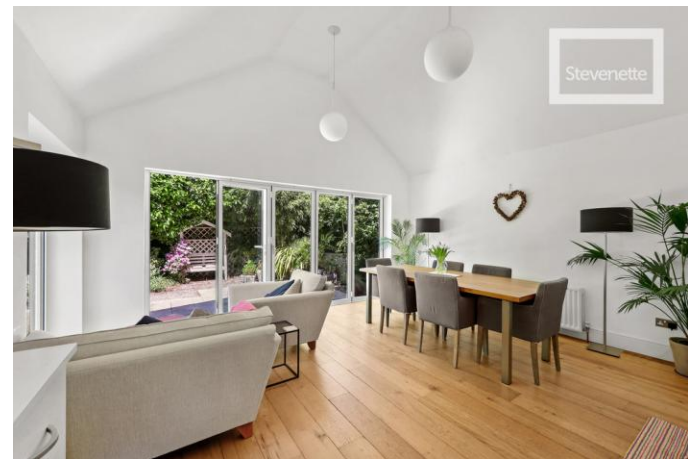
It is understood that Fibre Optic Broadband is available in this area.

### COUNCIL TAX

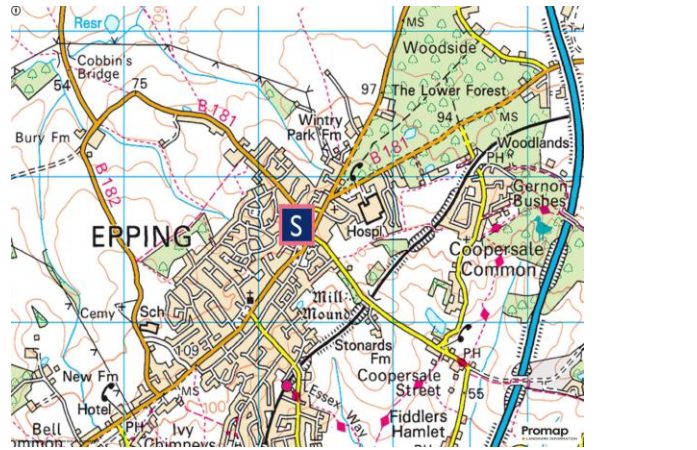
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'G'.

### 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).

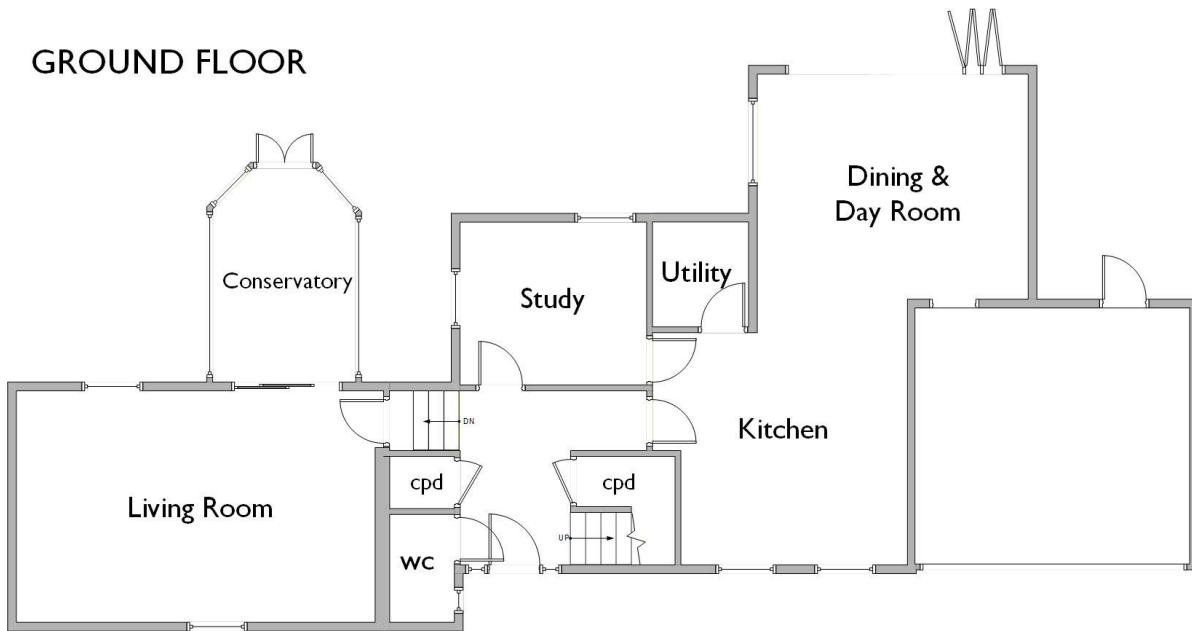




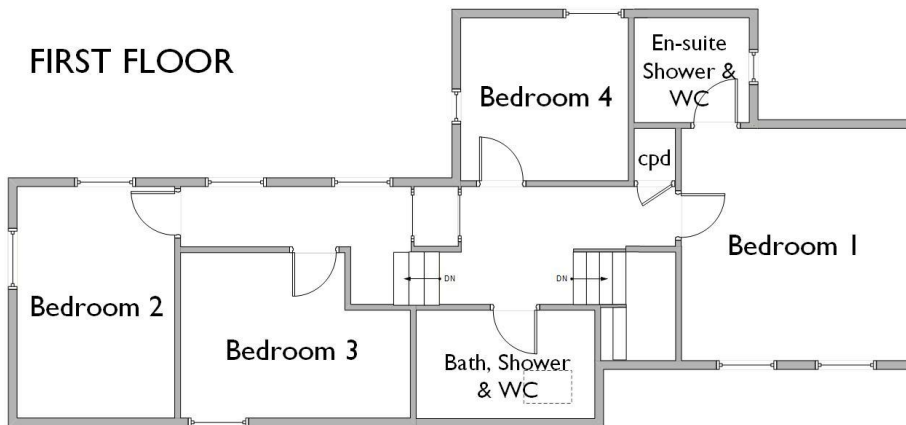


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

## GROUND FLOOR



## FIRST FLOOR



Gross Internal Floor Area (including Garage):  
Approximately 2143 sq.ft. / 199 sq.m.

### PROPERTY PEOPLE PROFESSIONALISM

5a Simon Campion  
Court  
232-234 High Street  
Epping  
Essex

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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