

Stevenette



193 Lindsey Street
Epping, Essex, CM16 6RF

Offers in excess of £925,000

PROPERTY FEATURES

- Individual Detached Chalet Bungalow
- 3 Good Bedrooms
- Well-Fitted Breakfast Kitchen
- Double Glazing
- Gas Central Heating
- South Facing Garden

FULL DESCRIPTION

This detached chalet bungalow stands in a generous site some 160ft/48m in depth on the outskirts of the town where there are far-reaching views over farmland and real peace and quiet in the directly south-facing garden that also backs onto greenery. The property offers over 1500 sq.ft. of well maintained accommodation notable for its rooms sizes and the versatility that the layout affords. The first floor bedroom could make a superb master suite with south-facing views or possibly could be divided to create a pair of roughly equally sized rooms - making a 4-bedroom in total, if required.

GROUND FLOOR

PORCH

ENTRANCE HALL

LIVING & DINING ROOM

23' 4" max x 18' 0" max (7.11m x 5.49m)

CONSERVATORY

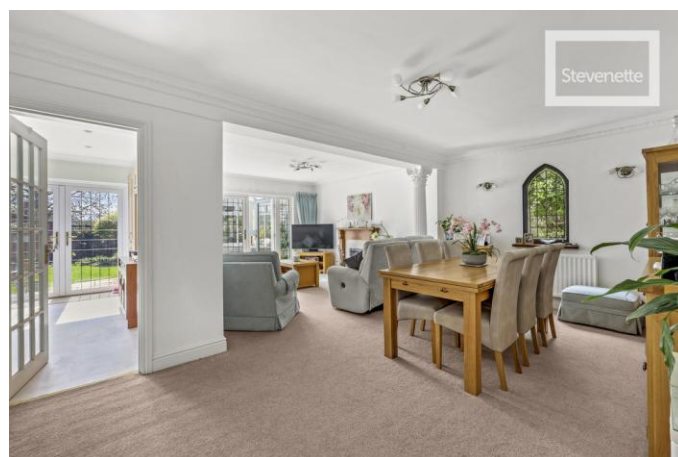
9' 7" x 10' 0" (2.92m x 3.05m)

BREAKFAST KITCHEN

16' 9" x 12' 1" (5.11m x 3.68m)

WC

Includes a laundry cupboard with plumbing for a washing machine.



BEDROOM 1

12' 11" x 14' 1" (3.94m x 4.29m)

The measurements include a range of fitted furniture.

EN-SUITE SHOWER & WC

BEDROOM 2

10' 3" x 8' 9" (3.12m x 2.67m)

The measurements include a range of fitted wardrobes.

FIRST FLOOR

LANDING

Large store cupboard and eaves storage accesses.

BEDROOM 3

19' 11" max x 15' 9" max (6.07m x 4.8m)

Walk-in store and eaves storage accesses.

BATHROOM & WC

9' 10" x 5' 6" (3m x 1.68m)

EXTERIOR

The property stands back from the road and is accessed across a large block-set driveway, bordered by lawn and hedges and offering ample off-street parking.

The rear garden is laid to lawn with a paved patio and well-stocked and established borders and beds.

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).

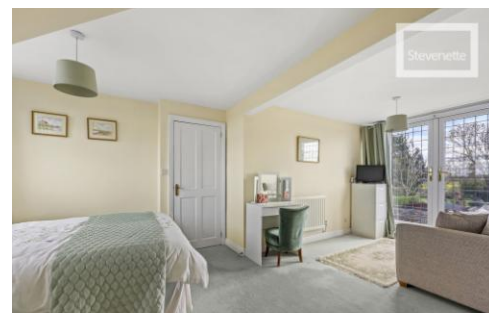
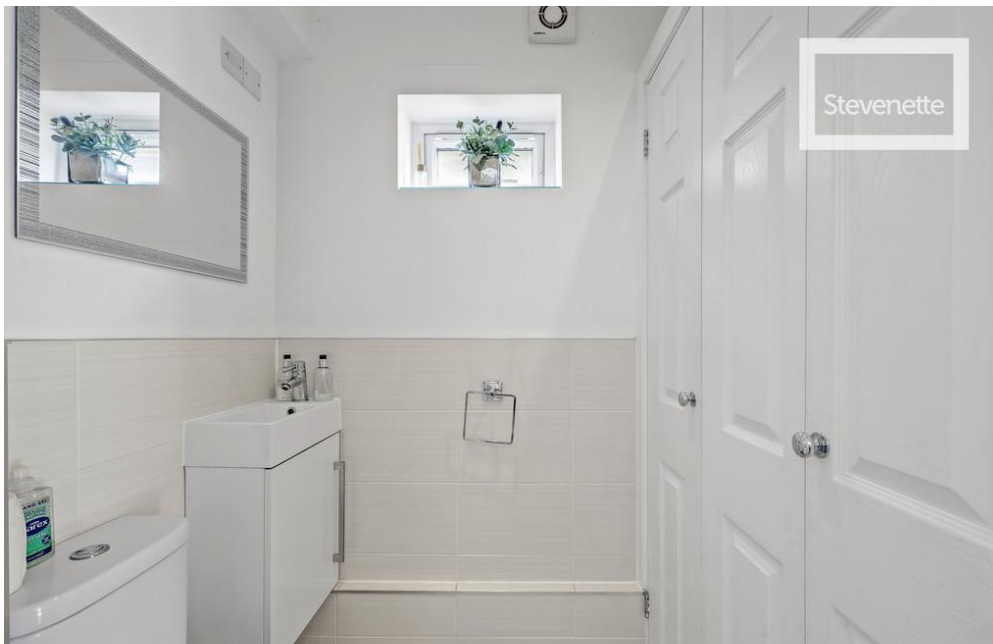
SERVICES

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.



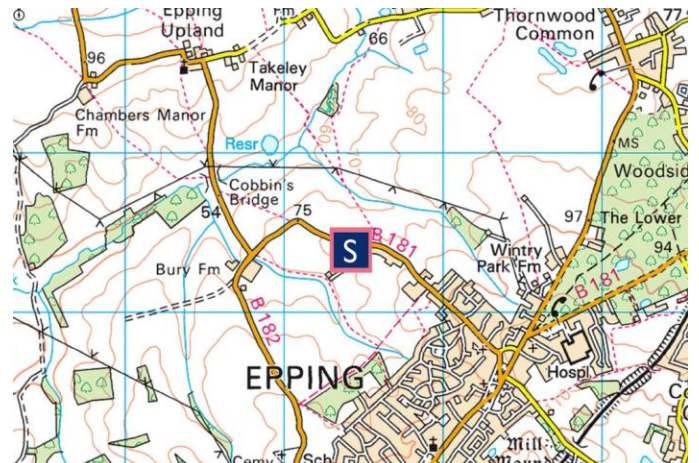
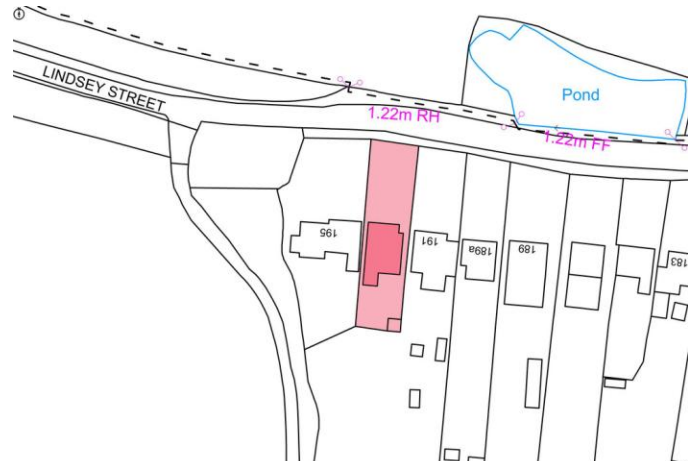


COUNCIL TAX

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

SCHOOL PRIORITY (CATCHMENT AREA)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



Gross Internal
Floor Area:
Approximately
1552 sq.ft. / 144 sq.m.

FIRST FLOOR



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