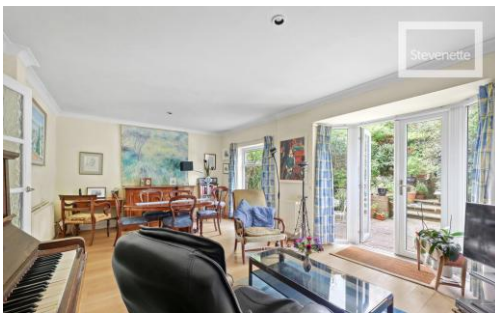
Stevenette









153 Theydon Grove

Epping, Essex, CM16 4QB

£775,000

PROPERTY FEATURES

- Georgian-Style Townhouse
- Gas Central Heating
- Double Glazing
- Close to High Street & Station
- 4 Bedrooms
- Opportunity to Update



FULL DESCRIPTION

Offered with NO ONWARD CHAIN, this delightful end-terrace townhouse forms part of one of Epping's most highly sought residential developments. The three-storey property offers versatile 4-bedroom accommodation that is now just ripe for a new owner to use their vision and flair to create a home of their own. The property stands within a cul-de-sac and is just minutes' walk from Epping's bustling High Street with its choice of cafes, shops, eateries and other amenities, the open playing fields of Stonards Hill and the Central Line station is a short walk away.



GROUND FLOOR

ENTRANCE HALL

LIVING & DINING ROOM

19' 10" x 11' 9" (6.05m x 3.58m)

The measurements exclude the walk-in bay with French doors to the garden.



KITCHEN

12' 0" x 7' 4" (3.66m x 2.24m)

WC

INTEGRAL GARAGE

17' 2" x 8' 0" (5.23m x 2.44m)

Currently used as a utility room.



FIRST FLOOR

LANDING

Built in airing cupboard concealing the hot water tank.

SITTNG ROOM
19' 10" x 11' 11" (6.05m x 3.63m)



BEDROOM 2
9' 10" x 12' 0" (3m x 3.66m)
Built-in double wardrobe.

BEDROOM 3
12' 0" x 8' 0" (3.66m x 2.44m)
Built-in double wardrobe.



SHOWER & WC
7' 1" x 6' 8" (2.16m x 2.03m)

SECOND FLOOR

LANDING

BEDROOM 1
13' 9" x 12' 5" (4.19m x 3.78m)
Built-in wardrobes and eaves storage access.

DRESSING ROOM
Built-in wardrobes.



EN-SUITE BATH,SHOWER & WC
9' 1" x 8' 5" (2.77m x 2.57m)

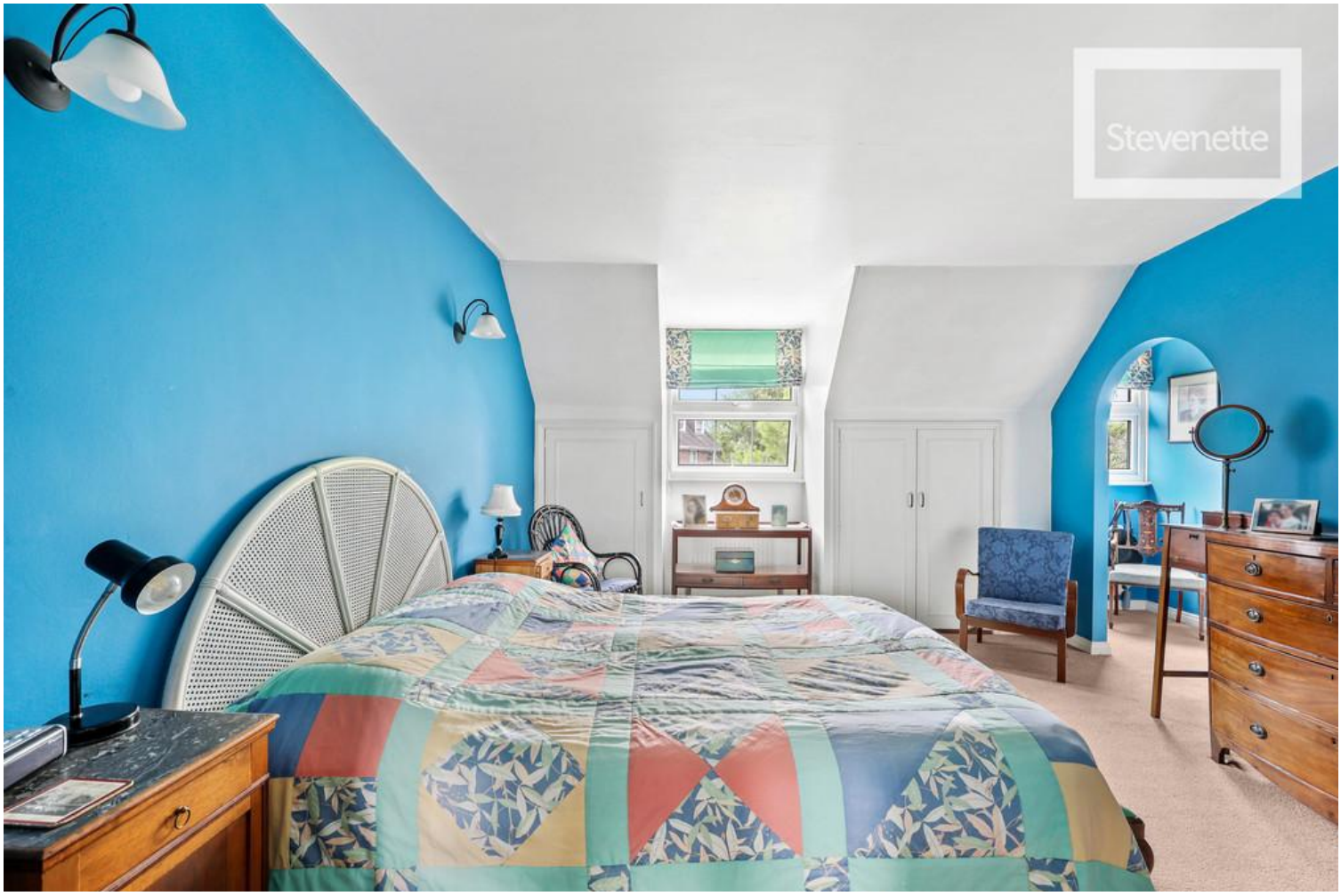
BEDROOM 4
11' 2" x 9' 1" (3.4m x 2.77m)

EXTERIOR
The house is approached over a paved driveway that provides off-street parking for two vehicles and a gated side path allows access to the rear garden.

The rear garden is approximately southwest facing and is terraced, paved to provide different sitting areas and has a number of beds and borders hosting established trees, shrubs and perennials.



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



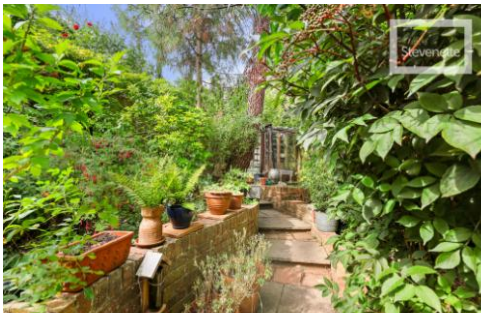












BROADBAND

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

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).

COUNCIL TAX

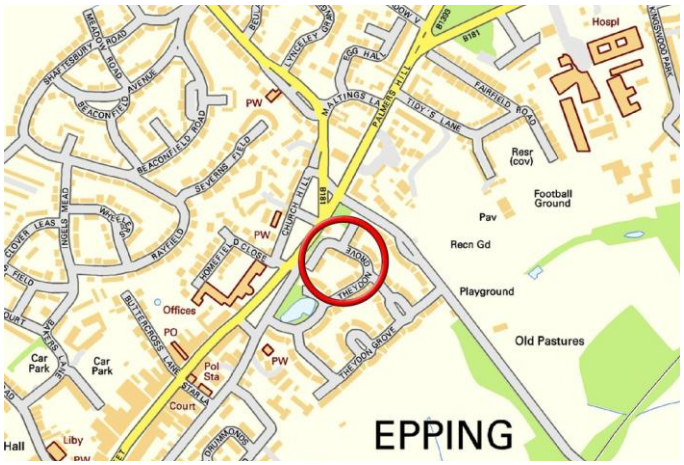
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'F'.

SCHOOL PRIORITY (CATCHMENT) AREA

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

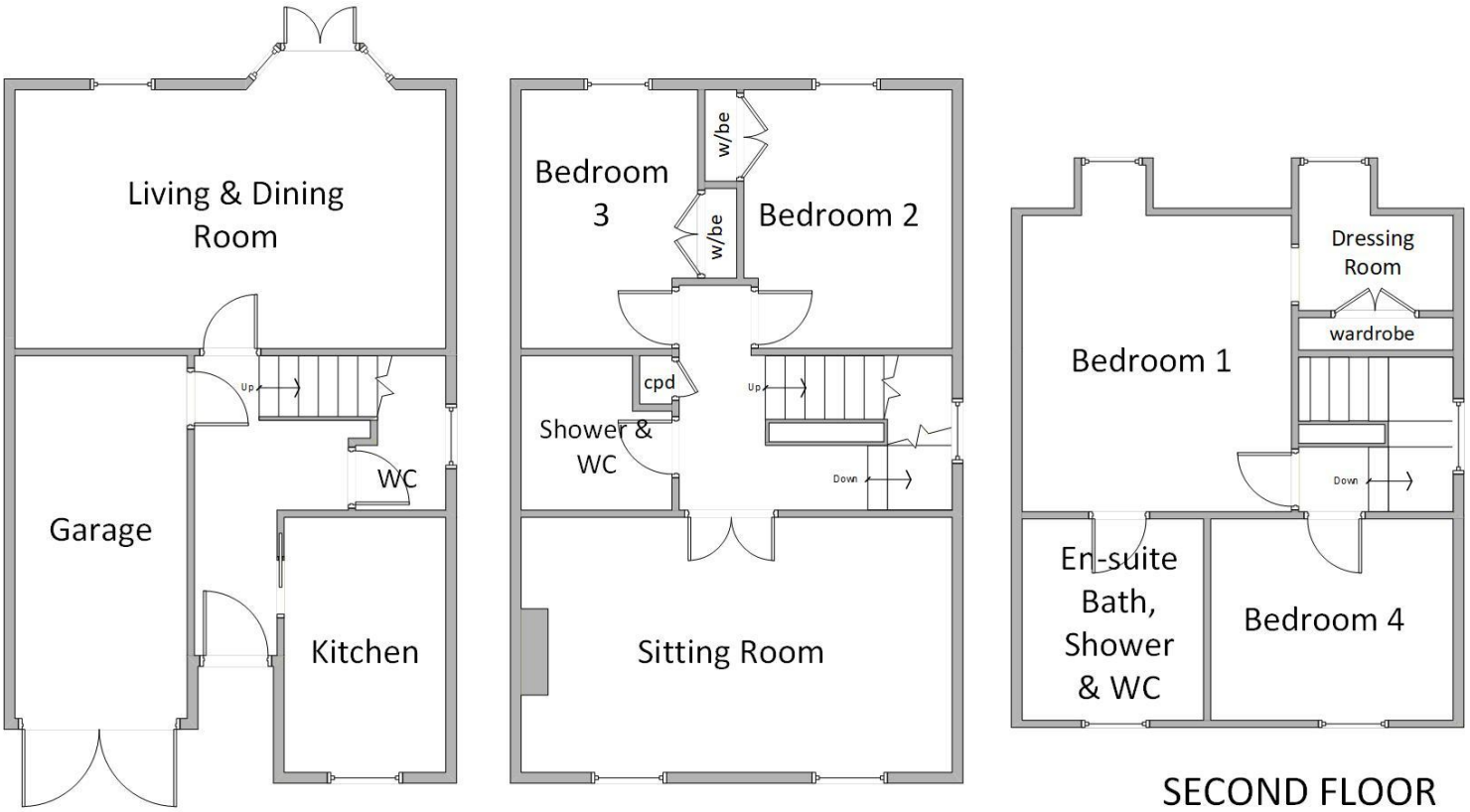






EPC - tbc

Gross Internal Floor Area:
Approximately 1567 sq. ft. / 146 sq. m. (excluding Garage)



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