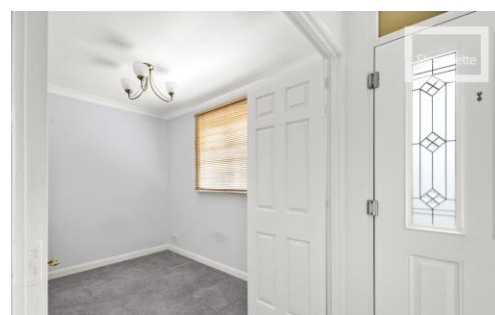


Stevenette



1 Woodberry Down
Epping, Essex, CM16 6RJ

£900,000

PROPERTY FEATURES

- Characterful Detached Home
- 5 Bedrooms
- 4 Reception Rooms
- Double Glazing
- Gas Central Heating
- 10 Solar Panels

FULL DESCRIPTION

Offered with NO ONWARD CHAIN. Standing in an elevated corner plot, this individual detached house offers almost 2000 sq.ft. of family accommodation of great individuality and versatility. Extended in the past, the house offers 5-bedroom, 2 bathroom accommodation with a ground floor arrangement including 5 reception rooms plus a 20ft+ Breakfast Kitchen that opens to the rear garden. An excellent double garage is complemented by ample parking. Woodberry Down is an established road of largely individual homes just half a mile's walk across the Memorial Green from Epping's vibrant High Street with its excellent choice of coffee shops, restaurants and retailers. The Underground Station is just over 1 mile away.

GROUND FLOOR

ENTRANCE HALL

The staircase leads off with storage cupboard below.

LIVING ROOM

22' 1" x 14' 8" max (6.73m x 4.47m)

Open to:

SUN ROOM

8' 5" x 7' 0" (2.57m x 2.13m)

SITTING ROOM

14' 7" x 11' 6" (4.44m x 3.51m)

DINING ROOM

12' 6" x 10' 7" (3.81m x 3.23m)



BREAKFAST KITCHEN

20' 8" x 12' 8" max (6.3m x 3.86m)

UTILITY ROOM

9' 9" x 4' 10" (2.97m x 1.47m)

STUDY

10' 0" x 6' 3" (3.05m x 1.91m)

FIRST FLOOR

LANDING

BEDROOM 1

14' 9" x 9' 11" (4.5m x 3.02m)

EN-SUITE SHOWER & WC

BEDROOM 2

13' 2" x 10' 10" (4.01m x 3.3m)

BEDROOM 3

12' 6" x 11' 9" (3.81m x 3.58m)

BEDROOM 4

9' 10" x 7' 0" (3m x 2.13m)

BEDROOM 5

10' 4" x 8' 1" max (3.15m x 2.46m)

BATHROOM & WC

9' 7" x 7' 5" (2.92m x 2.26m)

EXTERIOR

A triple-width driveway provides parking and access to the:

DOUBLE GARAGE

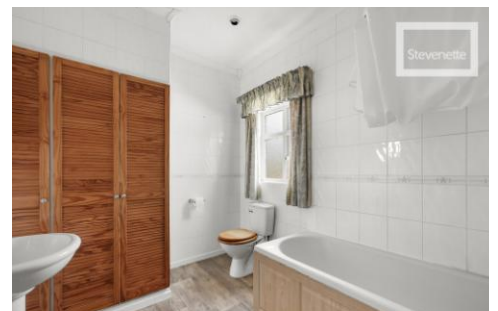
17'4" x 24'2" (5.28m x 7.37m)

Up and over door. A boarded loft space with retractable ladder provides excellent storage space.

GARDENS

To both the front and rear of the house are lawned gardens enclosed by fencing. Within the front garden are a number of semi-mature fruit trees along the 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

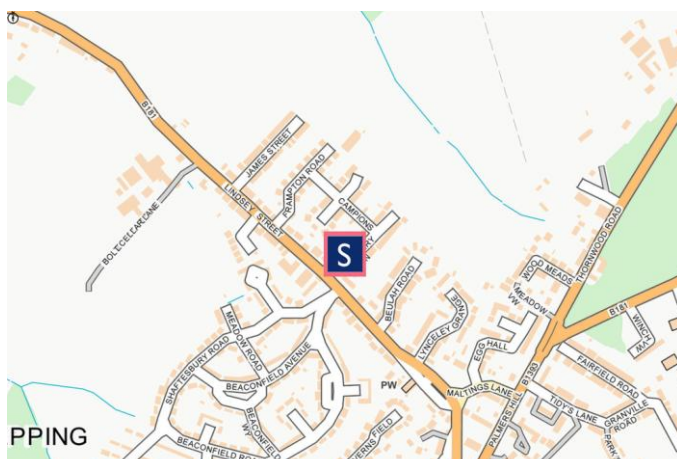
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'F'.

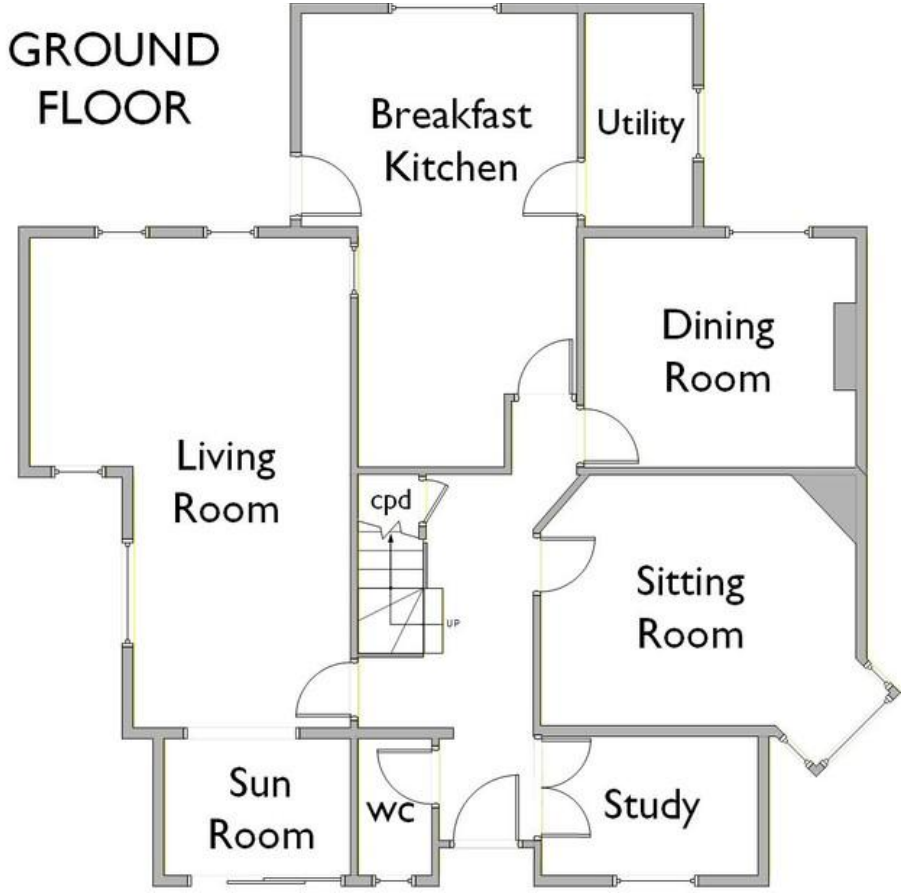
TENURE

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

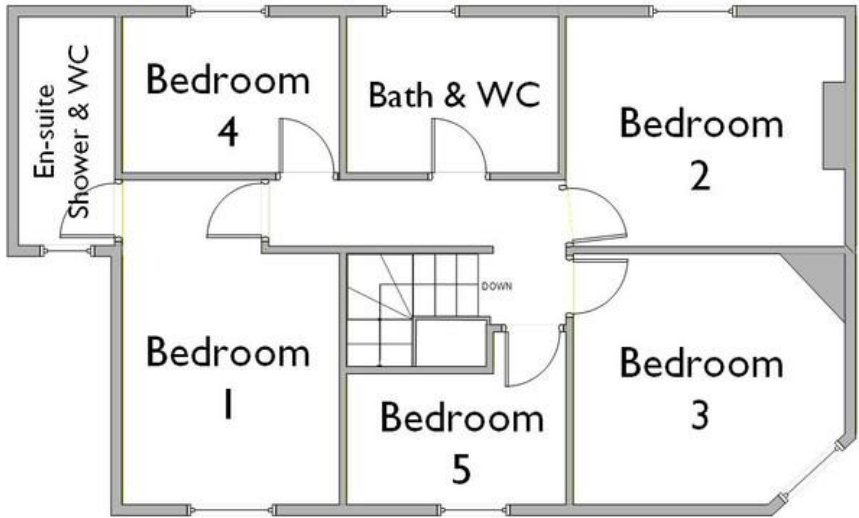
SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(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	
<small>WWW.EPC4U.COM</small>		



FIRST FLOOR

**Gross Internal Floor Area:
Approximately 1965 sq.ft. / 185 sq.m.**

PROPERTY PEOPLE PROFESSIONALISM

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

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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