

Stevenette



48 Theydon Grove
Epping, Essex, CM16 4PZ

£1,150,000

PROPERTY FEATURES

- Georgian Style Detached House
- 5 Bedrooms
- Top Floor Suite
- Leafy Corner Plot
- Double Glazing
- Tandem Garage
- Close to High Street & Station
- Gas Central Heating

FULL DESCRIPTION

This handsome Georgian-style double-fronted house occupies a prominent and enviable and secluded corner plot within Theydon Grove - one of the town's most highly regarded residential locations. The house offers versatile family accommodation over three floors including five bedrooms, three bath/shower rooms and three reception rooms. The breakfast kitchen opens directly to the southwest-facing walled garden - perfect for al-fresco dining and the tandem double garage is complemented by driveway parking.

Theydon Grove is extremely well-placed for strolling down to Epping's vibrant High Street where there is a great range of coffee shops, cafes, shops and restaurants as well as a short walk to the Central Line Station.

GROUND FLOOR

ENTRANCE HALL

The feature staircase leads off with storage cupboard below.

LIVING ROOM

18' 1" x 12' 1" (5.51m x 3.68m)

Living flame gas fire in a smooth stone surround. Part open to the:

DINING ROOM

12' 11" x 10' 11" (3.94m x 3.33m)

BREAKFAST KITCHEN

23' 6" x 8' 9" (7.16m x 2.67m)

French doors open to the garden.



STUDY

8' 0" x 7' 9" (2.44m x 2.36m)

UTILITY & CLOAKROOM WC

FIRST FLOOR

LANDING

BEDROOM 1

18' 1" x 10' 10" (5.51m x 3.3m)

Two built-in double wardrobes.

BEDROOM 2

12' 11" x 10' 11" (3.94m x 3.33m)

Two built-in wardrobes

EN-SUITE SHOWER & WC

BEDROOM 3

11' 3" x 8' 4" (3.43m x 2.54m)

Built-in double wardrobe.

BEDROOM 4

9' 8" x 8' 11" (2.95m x 2.72m)

Built-in cupboard concealing the hot water tank.

BATHROOM & WC

8' 0" x 7' 4" (2.44m x 2.24m)

SECOND FLOOR

LANDING

BEDROOM 5

13' 6" x 12' 0" (4.11m x 3.66m)

Two large double-wardrobes.

SHOWER ROOM

7' 11" x 3' 9" (2.41m x 1.14m)

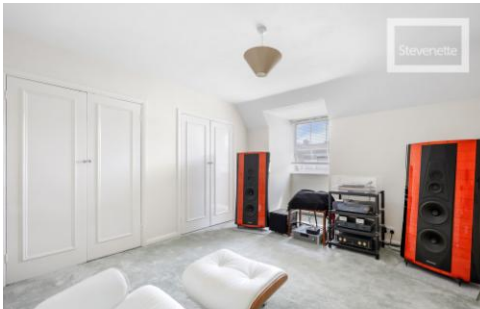
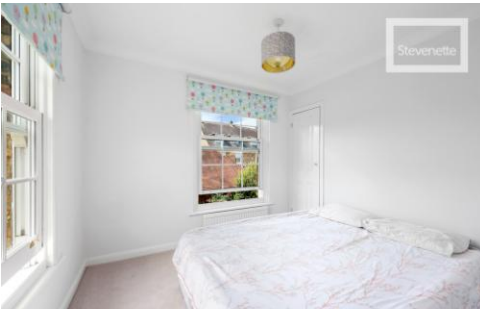
From this room is access into the roofspace which offers excellent storage and houses the Vaillant boiler.

EXTERIOR

The house stands behind hedged front and side gardens that host a number of established and attractive trees and shrubs.

Standing behind a wall is the family garden area which is laid to a low maintenance design of artificial lawn with a paved terrace and planted borders.





A driveway provides parking and leads to the:

TANDEM GARAGE

35' 0" x 9' 9" (10.67m x 2.97m)

Electric remote-operated up and over door.

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

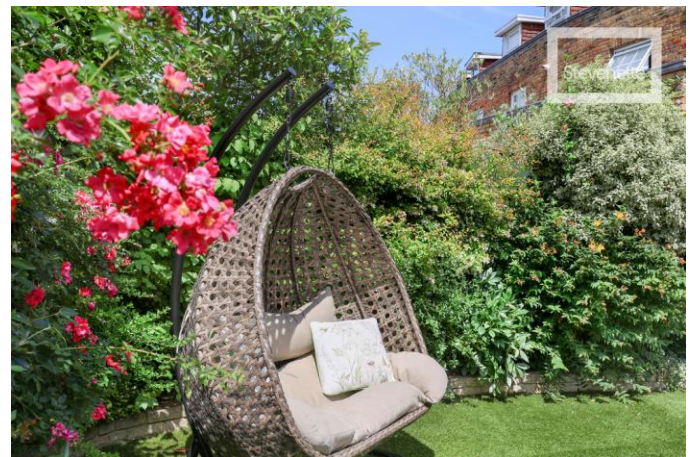
We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

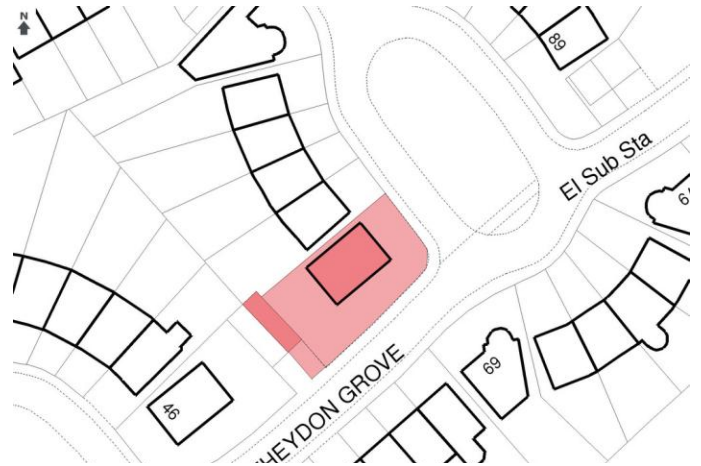
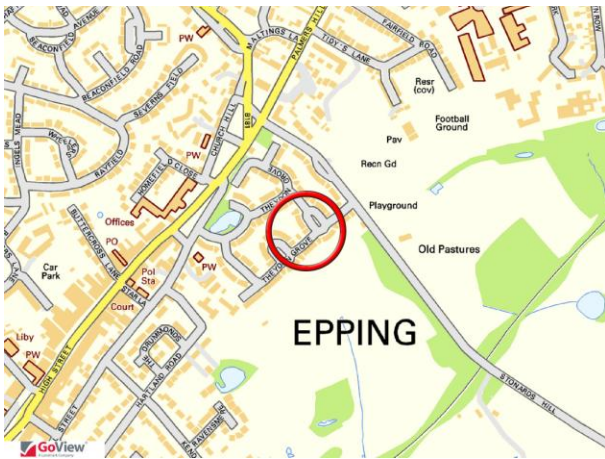
COUNCIL TAX

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

SCHOOL PRIORITY (CATCHMENT) AREA

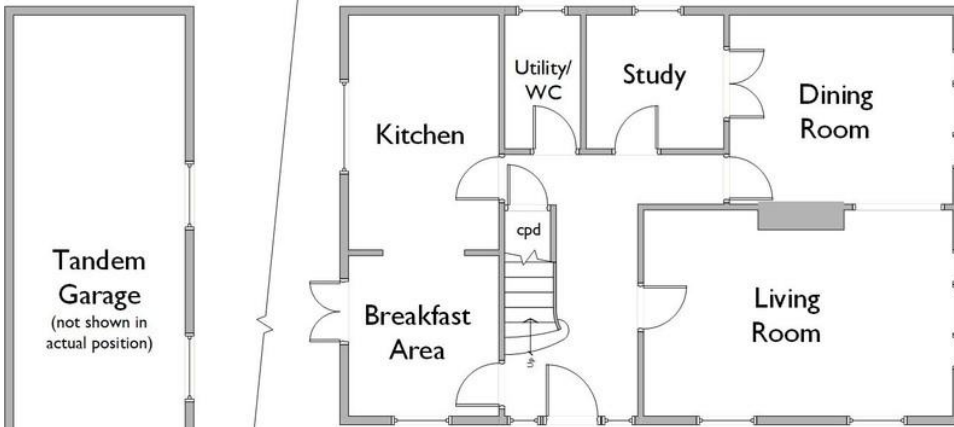
The property stands in the Priority Admissions Area for Epping Primary School and Epping St John's Senior School.



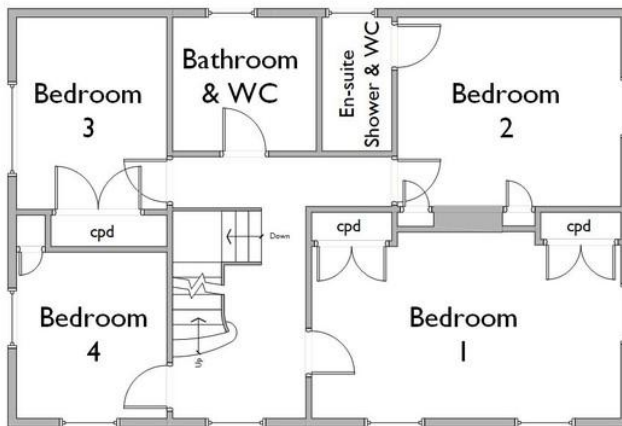


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



Gross Internal Floor Area:
Approximately
1974 sq. ft. / 183 sq. m.
(2315sq.ft / 215sq.m.
including Garage)



FIRST FLOOR

SECOND 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