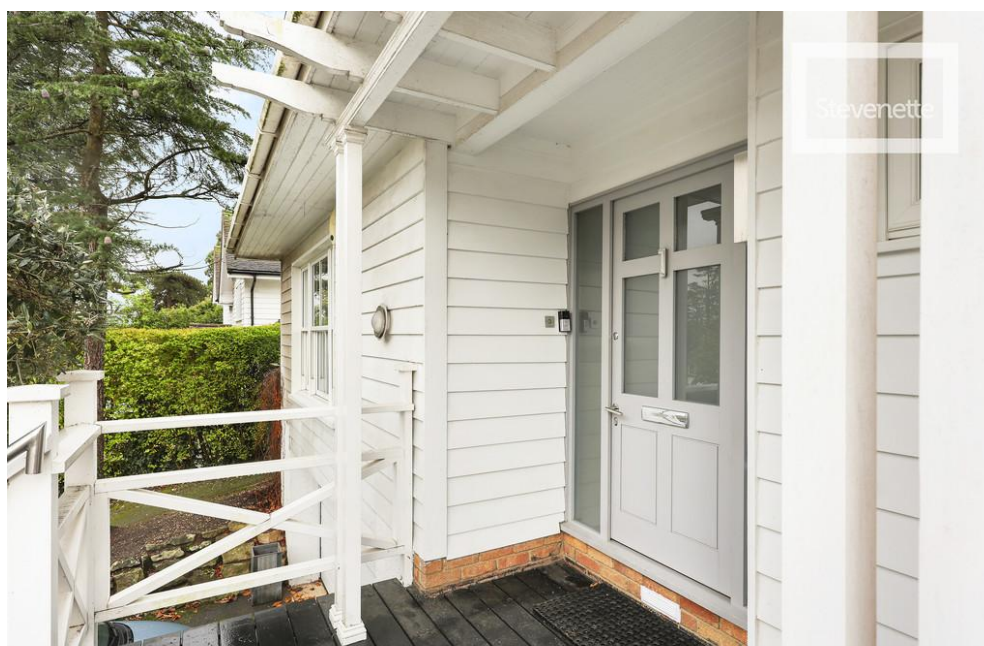


# Stevenette



**1 Ambleside**  
Epping, Essex, CM16 4PT

**£1,075,000**

# PROPERTY FEATURES

- Detached Family House
- Double Garage & Driveway
- Superb Location
- Double Glazing
- Tucked Away but Convenient Position
- Gas Central Heating

## FULL DESCRIPTION

Offered with NO ONWARD CHAIN, this is a superb opportunity for a family looking to enjoy the best of the town - a cul-de-sac setting roughly midway between the Central Line station and the High Street with its great choice of shops, cafes, restaurants and other amenities, soon to include the brand new leisure centre. Ambleside is positioned just off Kendal Avenue - one of the town's most highly regarded residential streets - and is the perfect spot from which to walk or bike into the forest. The house, which is attractively designed in a 'New England' style, offers well-balanced 4-bedroom accommodation that extends to approx 1964sq.ft and includes 4 bedrooms, 2 bathrooms and 3 large reception rooms including a dining kitchen that opens to the southwest-facing and secluded rear garden. Double Garage and driveway parking.

### GROUND FLOOR

#### ENTRANCE HALL

#### LIVING ROOM

22' 0" x 12' 3" max (6.71m x 3.73m)

#### DINING ROOM

16' 10" x 11' 2" (5.13m x 3.4m)

#### DINING KITCHEN

22' 1" x 10' 7" max (6.73m x 3.23m)

#### CONSERVATORY

12' 3" x 10' 4" (3.73m x 3.15m)

Agent's note - the Conservatory indicates significant signs of ground movement.

#### WC



## FIRST FLOOR

### LANDING

#### BEDROOM 1

22' 11" max x 11' 3" (6.99m x 3.43m)

#### EN-SUITE BATHROOM & WC

9' 7" x 5' 8" (2.92m x 1.73m)

#### BEDROOM 2

12' 4" x 11' 9" max (3.76m x 3.58m)

Measured into the window area and to include two built-in cupboards.

#### BEDROOM 3

12' 3" x 10' 10" max (3.73m x 3.3m)

The measurements include a built-in cupboard.

#### BEDROOM 4

11' 8" max x 7' 11" (3.56m x 2.41m)

Measured into the window area and to include a built-in cupboard.

#### SHOWER ROOM & WC

8' 1" x 8' 1" (2.46m x 2.46m)

### EXTERIOR

The house is approached by a smart set of steps that lead up to a terrace that extends across the front of the house. There are gated paths to either side of the house - including, to the left, a path that slopes up to the level of the ground floor at the rear and is, therefore, step-free.

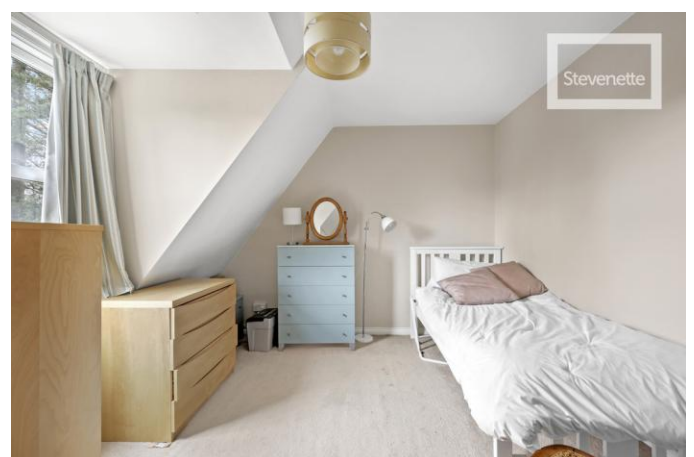
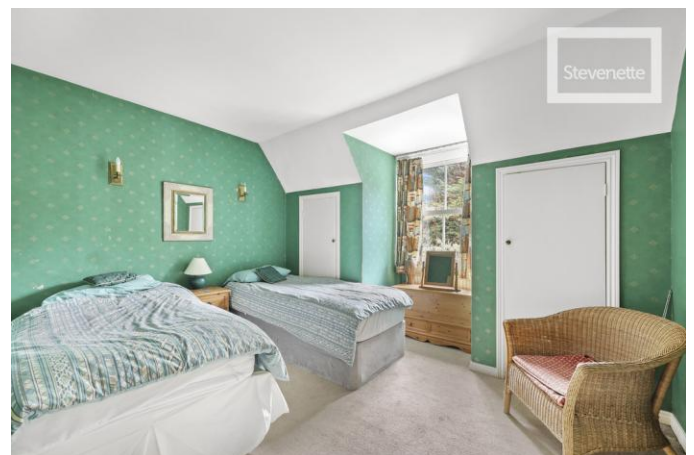
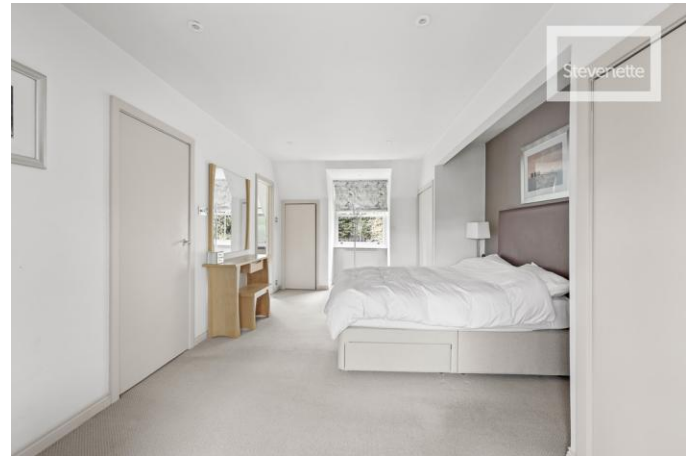
The rear garden is laid to an attractive and mature design of paved patio, planted beds and borders.

Beneath the house and accessed over the driveway that also provides parking is the:

#### DOUBLE GARAGE

17' 9" x 21' 11" (5.41m x 6.68m)

Electric 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.

## 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).

## 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	69
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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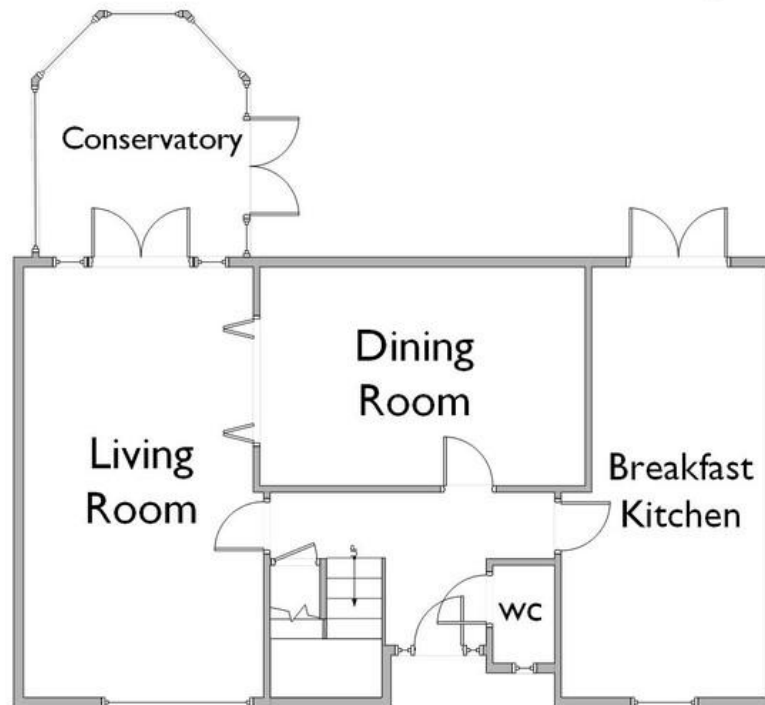
LOWER  
GROUND  
FLOOR



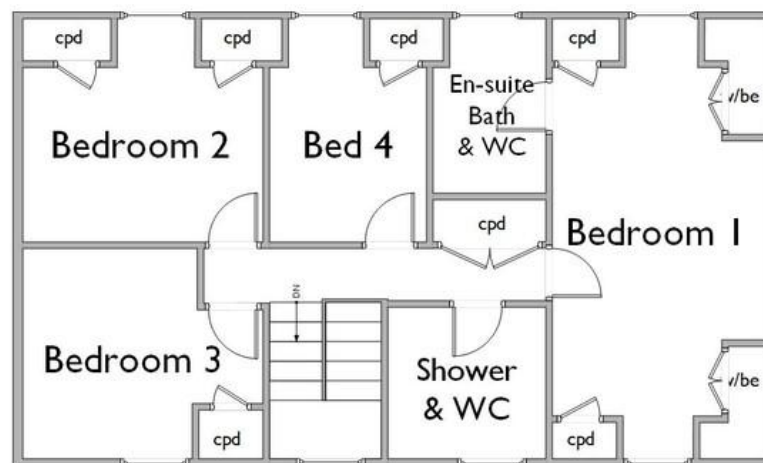
Gross Internal Floor Area  
(excluding Conservatory,  
including Double Garage and  
using measurements taken at  
minimum 1.5m headheight in  
areas of limited headroom):

Approximately 1964 sq.ft /  
183 sq.m.

GROUND  
FLOOR



FIRST  
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