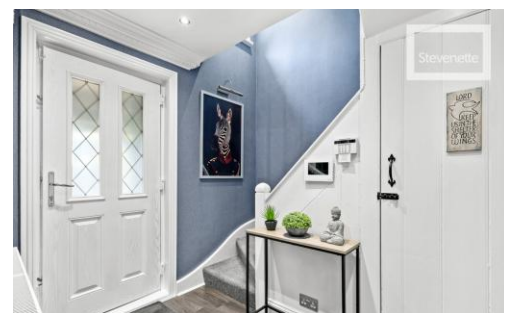


Stevenette



4 Creed Cottages

High Road, Epping, Essex, CM16 4DE

£825,000

PROPERTY FEATURES

- Semi-Detached House
- Smartly-Presented
- 3 Bedrooms + Study/Nursery
- uPVC Double Glazing
- Ample Gated Off Street Parking
- Rear Garden + Home Office

FULL DESCRIPTION

STUNNING 3-BEDROOM PROPERTY WITH HOME OFFICE/GYM CLOSE TO THE HIGH STREET AND FOREST. Standing in a secluded position set behind electric gates opposite Bell Common and within a short walking distance of Epping's vibrant High Street, this semi-detached house (formerly part of the Copped Hall Estate) provides immaculate family accommodation over 3 floors including 3 bedrooms with a useful study/nursery (potential Bedroom 4) and an attractive ground floor arrangement including a 25' reception/dining room and a 19' breakfast kitchen opening to the low-maintenance rear garden.

GROUND FLOOR

ENTRANCE HALL

LIVING AND DINING ROOM

25' 6" x 12' 11" (7.77m x 3.94m)

BREAKFAST KITCHEN

19' 11" x 8' 1" (6.07m x 2.46m)

UTILITY ROOM

8' 1" x 5' 4" (2.46m x 1.63m)

SHOWER & WC

FIRST FLOOR

LANDING



BEDROOM 1

13' 1" x 12' 11" (3.99m x 3.94m)

STUDY / NURSERY

10' 5" x 7' 11" (3.18m x 2.41m)

BEDROOM 2

12' 11" x 11' 11" (3.94m x 3.63m)

BATHROOM & WC

8' 11" x 7' 6" (2.72m x 2.29m)

SECOND FLOOR

BEDROOM 3

9' 7" x 9' 0" (2.92m x 2.74m)

Measurements taken at skirting level and ceilings slope from this point.

STUDY AREA

9' 9" x 7' 8" (2.97m x 2.34m)

Measurements taken at skirting level and ceilings slope from this point.

WC

EXTERIOR

The property is approached over a driveway with large sliding electric gates that broadens into a large, gravelled parking area complemented by established hedge borders. Metal storage shed on concrete base and side gate access.

To the rear of the property is a low-maintenance artificially-lawned garden enclosed by fencing. Within the garden is an:

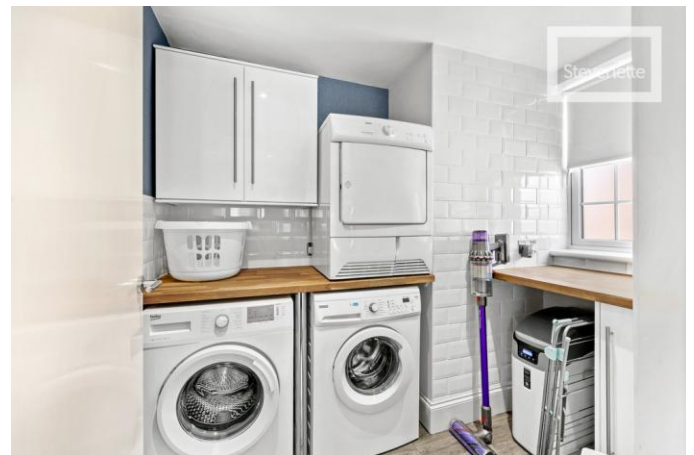
HOME GYM OR OFFICE

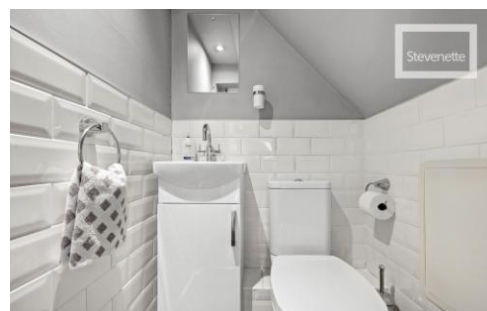
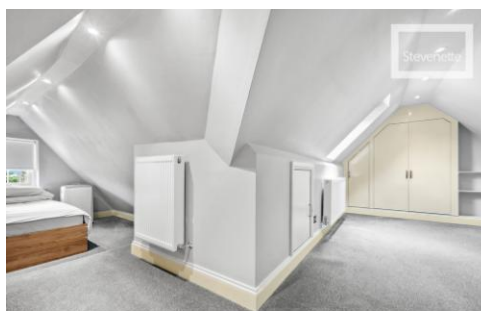
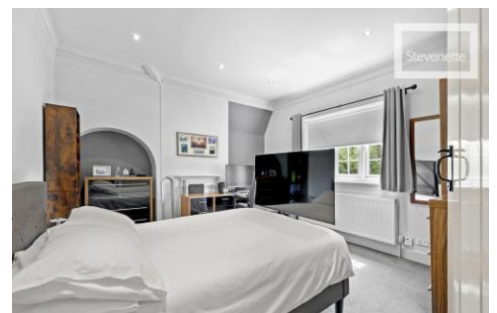
19' 0" x 9' 2" (5.79m x 2.79m)

Bi-fold doors to the rear garden and vaulted ceiling. Electric light and heating.

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.

COUNCIL TAX

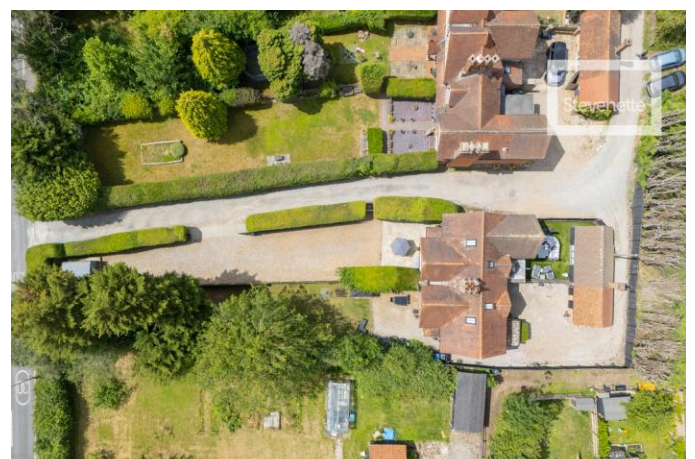
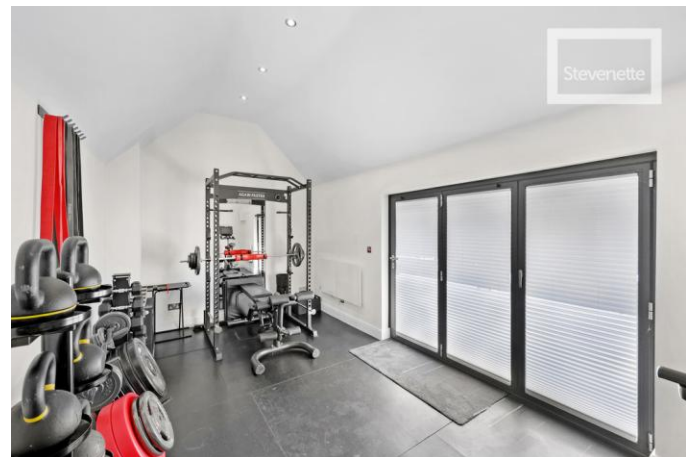
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band E.

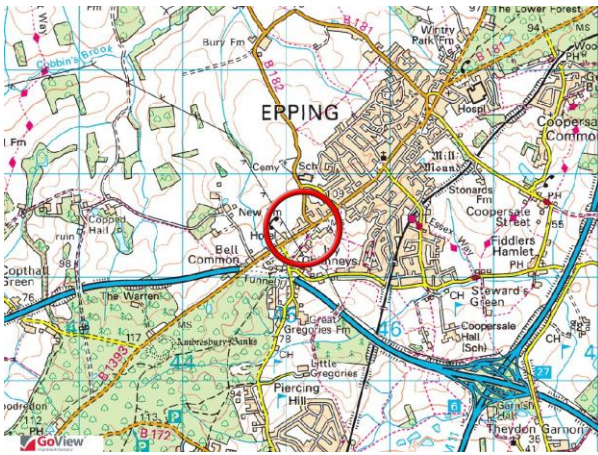
BROADBAND

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

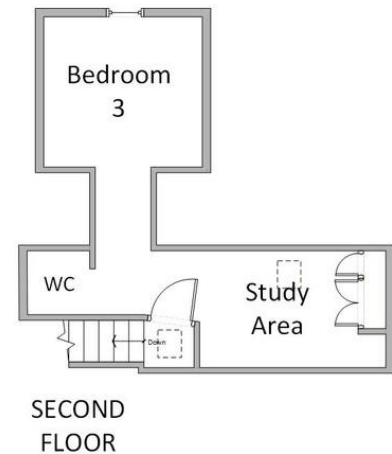
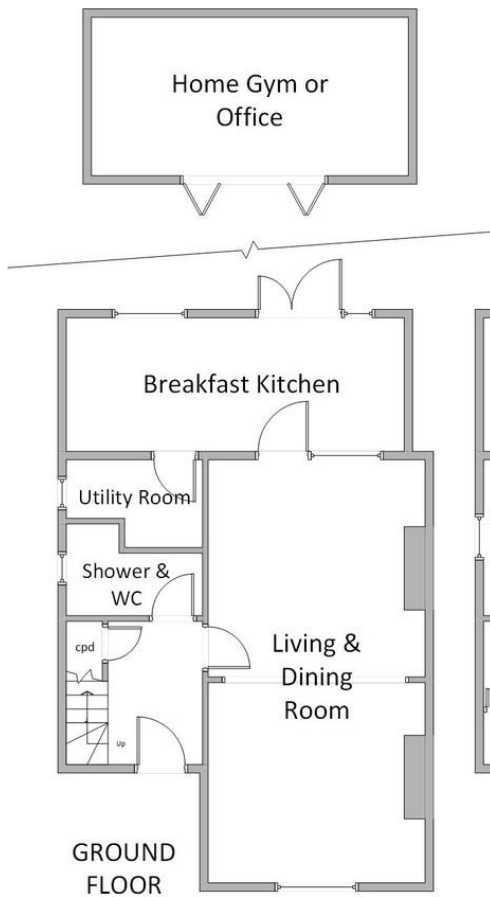
SCHOOL CATCHMENT AREA

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		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Gross Internal Floor Area: Approximately
1513 sq.ft. / 141 sq.m. (using measurements at
approx 1.5m ceiling height and including Home Office)

PROPERTY PEOPLE PROFESSIONALISM

5a Simon Campion Court
232-234 High Street
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Essex
CM16 4AU

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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