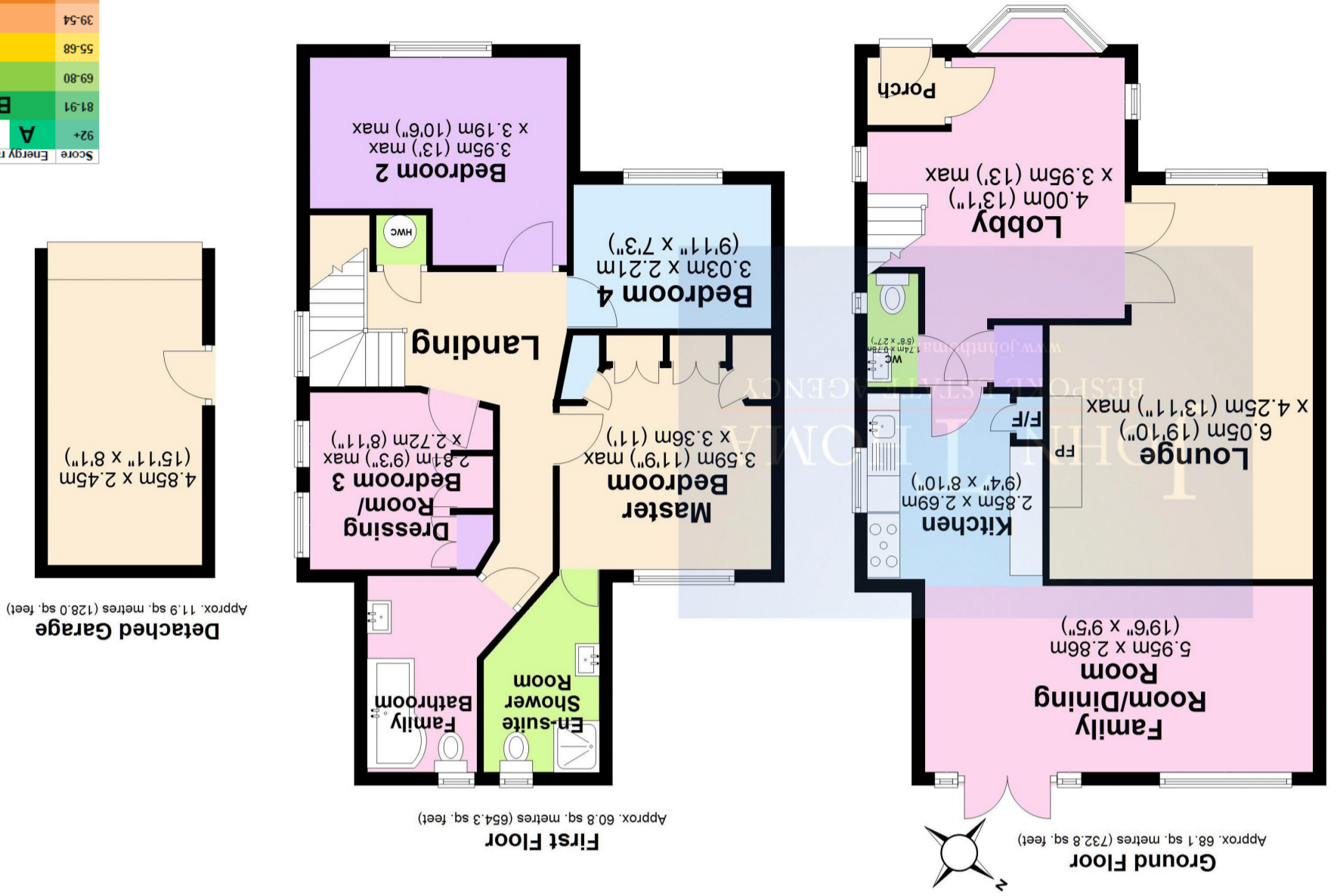


Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

COUNCIL TAX BAND - F (EPPING FOREST)

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

Total area: approx. 140.8 sq. metres (1515.1 sq. feet)



A beautifully presented four bedroom family home in a very sought after peaceful location
 The property is only a short walk to Grange Hill's central line station and local amenities
 There is excellent scope to develop this property subject to planning permission



On entering the property the porch leads to a large hallway-lobby measuring 13' 1" x 13' with a wood flooring and a window to the front aspect.

Also located in the hallway is a storage cupboard and a modern guest cloakroom.

The spacious lounge measures 19' 10" x 13' 11" with a window to the front aspect of the property and a stunning feature fireplace.

The family-dining room is of an excellent size measuring 19' 6" x 9' 5" with a large window to the rear garden aspect and French doors to the garden.

The fitted kitchen has integrated appliances which include a belling cooker with a five burner gas hob, an extractor, fridge-freezer and a dishwasher. There is a window to the side aspect of the property a wood flooring.

The first floor landing is of a good size with a window to the side aspect of the property from the stairway.

The master bedroom measures 11' 9" x 11' with bespoke fitted wardrobes, a window to the rear garden aspect and a modern en-suite shower room.

The modern en-suite is fully tiled with a double shower, a heated towel radiator, a wall cabinet and a hand basin which includes storage below.

Bedroom two is of a good size measuring 13' x 10' 6" with a window to the front aspect of the property.

Bedroom three measures 9' 3" x 8' 11" with bespoke fitted wardrobes and two windows to the side aspect of the property.

Bedroom four measures 9' 11" x 7' 3" with a window to the front aspect of the property.

The family bathroom has a bath with a wall mounted shower with shower screen, it is fully tiled with a heated towel radiator. There is a window to the rear aspect and a hand basin which includes storage.

A private landscaped rear garden measuring approximate 80' in size with a large paved patio, a lawn with borders, a good selection of plants and shrubs to the borders. There is an additional decked patio, a storage shed to the rear of the garden and access to the detached garage which measures 15' 11" x 8' 1".

The front paved driveway is spacious with parking for several cars, an electric car charger and a detached garage.

