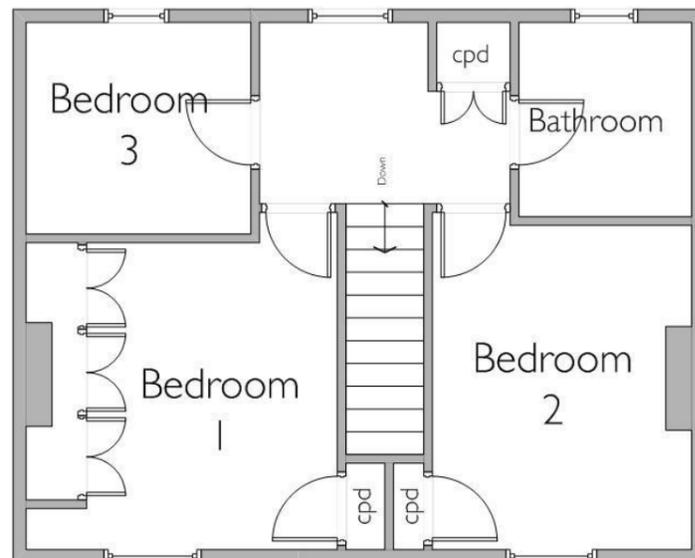


GROUND FLOOR



FIRST FLOOR

Gross Internal Floor Area:  
Approximately 1040 sq.ft./97 sq. m.



**FREE MARKET APPRAISAL**

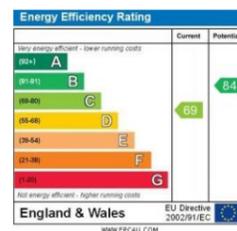
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

**FINANCIAL SERVICES**

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

**MEASUREMENTS**

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



5a Simon Champion Court, 232-234 High Street, Epping, Essex, CM16 4AU  
Tel: 01992 563090  
Email: enquiries@stevenette.com

@StevenetteandCoLLP

@StevenetteandCo



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



7 Regent Road  
Epping, CM16 5DL  
£620,000



### EXTERIOR

The house is approached over a large paved driveway providing parking and a circular lawn with planted borders and beds.

The rear garden is laid to lawn and has a gate allowing access through the neighbour's garden around the rear of the terrace.

### 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 'D'.

### SCHOOL PRIORITY ADMISSIONS AREA

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

### BROADBAND

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



- Middle Terrace House
- 3 Good bedrooms
- Superb Location

- Gas Central Heating
- Double Glazing
- Sunny Rear Garden

Viewing is available strictly by appointment with Stevenette and Company LLP 01992 563090

This middle-terrace house, originally constructed for Essex Constabulary approximately 80 years ago, offers very smartly-presented and characterful accommodation with exceptional off-street parking. The property offers accommodation comprising two reception rooms, a large fitted kitchen overlooking the southwest-facing rear garden, downstairs cloakroom and separate utility area. Continuing upstairs, there is a spacious landing, three well-proportioned bedrooms, a good sized family bathroom and access to a large part-boarded loft. Regent Road is one of the town's most popular addresses, being within a short distance of local schools, amenities including the Underground Station and the shops, cafés and restaurants of the High Street.

### GROUND FLOOR

#### ENTRANCE HALL

#### LIVING ROOM

13' 0" x 11' 11" (3.96m x 3.63m)

#### DINING ROOM

12' 11" x 10' 0" (3.94m x 3.05m)

#### KITCHEN

16' 6" x 6' 11" (5.03m x 2.11m)

#### UTILITY LOBBY

#### CLOAKROOM / WC

### FIRST FLOOR

#### LANDING

Access to a large and part-boarded loft.

#### BEDROOM 1

12' 0" min x 11' 11" (3.66m x 3.63m)

#### BEDROOM 2

12' 11" x 10' 1" (3.94m x 3.07m)

#### BEDROOM 3

8' 8" x 8' 1" (2.64m x 2.46m)

#### BATHROOM & WC

7' 0" x 6' 3" (2.13m x 1.91m)

