

Gross Internal Floor Area: Approximately 1025 sq. ft. / 95 sq. m.

#### FREE MARKET APPRAISAL

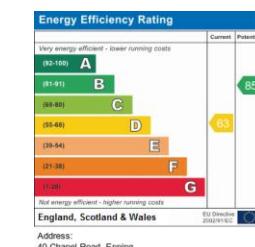
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

#### 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.



# Stevenette

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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.



# Stevenette

**40 Chapel Road  
 Epping, CM16 5DS  
 £650,000**



- Victorian House
- Superb Presentation
- 2 Bedrooms
- Plans For Second Floor Master Suite & Bedroom 4
- Gas Central Heating
- Double Glazing

Beautifully appointed and with PLANS IN PLACE FOR AN ATTIC SCHEME that would create UP TO 4 BEDROOMS, this middle-terrace house was built in 1897 to a well-proportioned design that provides 2 double bedrooms, a large 4-piece bath/shower room and has been newly-extended to create a superb day kitchen with doors opening to the 68' rear garden which has a detached HOME OFFICE. Chapel Road is one of the town's most appealing locations being a no-through-road of predominantly Victorian and Edwardian properties tucked away close to Epping's vibrant High Street and within walking distance of Epping Station.

## GROUND FLOOR

### ENTRANCE HALL

### LIVING ROOM

12' 11 max" x 11' 1" (3.94m x 3.38m)  
Measured into the bay window.

### DINING ROOM

13' 5" x 9' 2" (4.09m x 2.79m)

### DAY KITCHEN

14' 0" x 13' 4" (4.27m x 4.06m)

## FIRST FLOOR

### LANDING

### BEDROOM 1

14' 6" x 11' 0 min" (4.42m x 3.35m)  
The measurement includes a full bank of fitted wardrobes but does not include the bay window

### BEDROOM 2

13' 5" x 9' 3" (4.09m x 2.82m)

### BATH & SHOWER ROOM

7' 11" x 9' 11" (2.41m x 3.02m)

## EXTERIOR

The house is approached over an area of paved forecourt garden.

The rear garden is of excellent length and is laid to paved terrace with steps up to a long lawn with well-established shrub borders.

## DETACHED HOME OFFICE AND STORE

9' 2" x 9' 0" (2.79m x 2.74m)

Fully insulated and with electric power and light, the home office can also be used as a gym or summer house. The attached store has a rear door opening to the path that leads along 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.



Viewing is available strictly by appointment  
with Stevenette and Company LLP

01992 563090

