

## FREE MARKET APPRAISAL

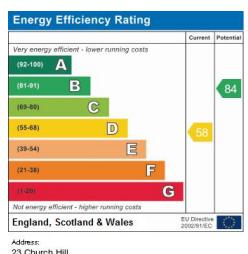
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

## 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.

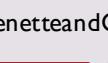


# Stevenette

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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

23 Church Hill  
Epping, CM16 4RA  
£595,000



- Highly Sought-After Location
- Garage And Residents Parking
- Walking Distance to Amenities

- West Facing Garden
- Scope For Applying Own Style
- Top Of Chain Complete

In a highly desirable location overlooking Epping's Memorial Green and within walking distance to both the shops of Epping High Street and the Underground station, this well proportioned mid-terrace property has an excellent layout so that the rooms have a natural flow and practical layout. It has an attractive outlook and has, to the rear, a very private part-walled garden.

## GROUND FLOOR

### ENTRANCE HALL

### LIVING ROOM WITH FIREPLACE

14' 1" x 13' 11" (4.29m x 4.24m)

### DINING ROOM

8' 11" x 11' 5" (2.72m x 3.48m)

### SITTING ROOM

7' 11" x 8' 4" (2.41m x 2.54m)

### KITCHEN

8' 11" x 9' (2.72m x 2.74m)

### CLOAKROOM

6' 3" x 2' 9" (1.91m x 0.84m)

## FIRST FLOOR

### BEDROOM 1

13' 11" x 12' 00" (4.24m x 3.66m)

### BEDROOM 2

9' 1" x 11' 5" (2.77m x 3.48m)

### BEDROOM 3

7' 11" x 8' (2.41m x 2.44m)

### BATHROOM

5' 11" x 8' 4" (1.8m x 2.54m)

### ATTIC

The Attic is full boarded and has electric lighting. It also offers the potential to extend into subject to planning permission.

## GARDEN

The garden has three brick-built sheds one housing the boiler for the property. It also has a Summer House that has electric heating, lighting and power sockets

## GARAGE

17' 07" x 9' 00" (5.36m x 2.74m)

## 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'.

## 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

