

FREE MARKET APPRAISAL

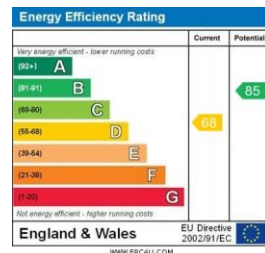
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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
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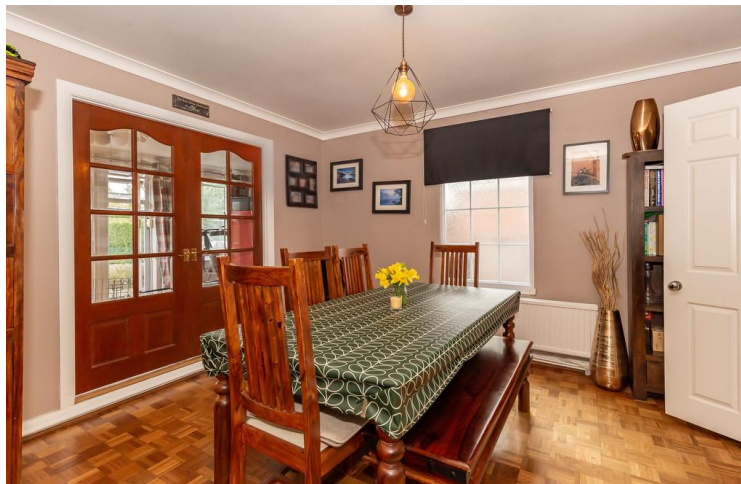
@StevenetteandCo



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.



35a Upland Road
Thornwood, CM16 6NJ
£625,000



- Semi-Detached House
- 3 Good Bedrooms
- Gas Central Heating
- Double Glazing
- Garage & Driveway
- Must Be Viewed

EXTERIOR

To the front of the house is a lawned garden and driveway providing parking and access to the:

GARAGE

17' 8" x 9' 3" (5.38m x 2.82m)

GARDEN

The rear garden, some 220ft/68m or so in length, is predominantly lawned with hedged borders, a paved terrace and hosts attractive mature trees.

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

BROADBAND

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

COUNCIL TAX

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

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).

SCHOOL PRIORITY ADMISSIONS AREA

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

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

Standing at the front of an exceptional garden plot extending to over 220ft in length or so and 1/4 acre in total, this established semi-detached house offers spacious family accommodation. With plans also having been passed for a substantial single-storey extension, the house offers a versatile arrangement of 3 unusually well-balanced bedrooms with 3 reception rooms and generous kitchen opening to the large southeast-facing garden. Thornwood is a conveniently placed village just minutes' drive from Epping, Harlow, the M11 j.7 and other transport routes.

GROUND FLOOR

ENTRANCE HALL

Large understairs cupboard.

LIVING ROOM

14' 9" max x 14' 5" (4.5m x 4.39m)

DINING ROOM

12' 9" x 11' 0" (3.89m x 3.35m)

Semi-open to:

KITCHEN

12' 8" x 9' 6" (3.86m x 2.9m)

SITTING ROOM

16' 5" x 10' 3" max (5m x 3.12m)

FIRST FLOOR

LANDING

BEDROOM 1

14' 9" x 10' 1" (4.5m x 3.07m)

Measurements exclude the:

EN-SUITE SHOWER & WC

(macerator WC)

BEDROOM 2

12' 8" x 9' 6" (3.86m x 2.9m)

BEDROOM 3

11' 0" x 9' 2" (3.35m x 2.79m)

BATHROOM & WC

9' 0" max x 6' 11" max (2.74m x 2.11m)

