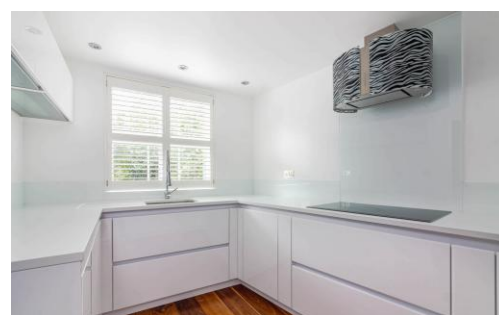
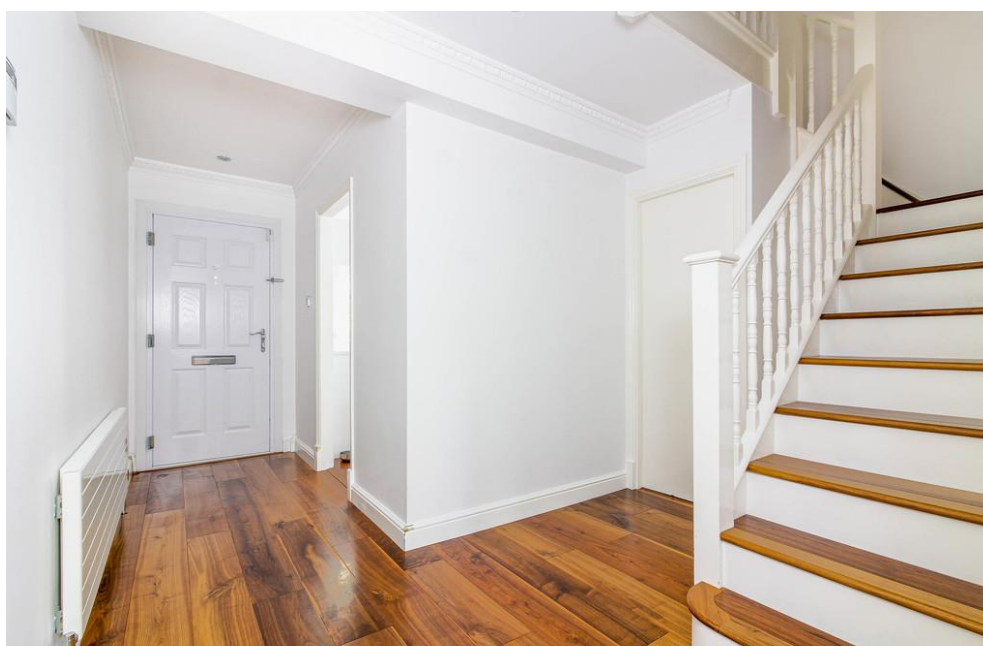


Stevenette



173 Theydon Grove
Epping, Essex, CM16 4QA

£925,000

PROPERTY FEATURES

- End-Terrace Townhouse
- 4 Good Bedrooms
- High-end Kitchen & Bathrooms
- Garage & Ample Parking
- Gas Central Heating
- Double Glazing

FULL DESCRIPTION

Theydon Grove is an ever-popular development of family homes close to the vibrant High Street and Central Line station. We believe this end-terrace townhouse occupies one of the premier situations and plots in the development with views over the pond and one of the largest gardens for this property type. Superbly-presented throughout including walnut flooring, a high-quality glass-fronted kitchen, contemporary bath/shower rooms and a stunning landscaped garden, the property does need to be viewed to be fully appreciated.

GROUND FLOOR

ENTRANCE HALL

LIVING & DINING ROOM

24' 4" avg x 12' 0" (7.42m x 3.66m)

KITCHEN

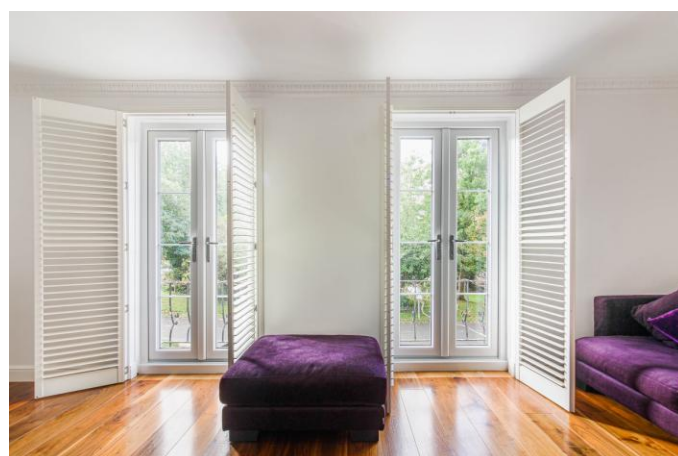
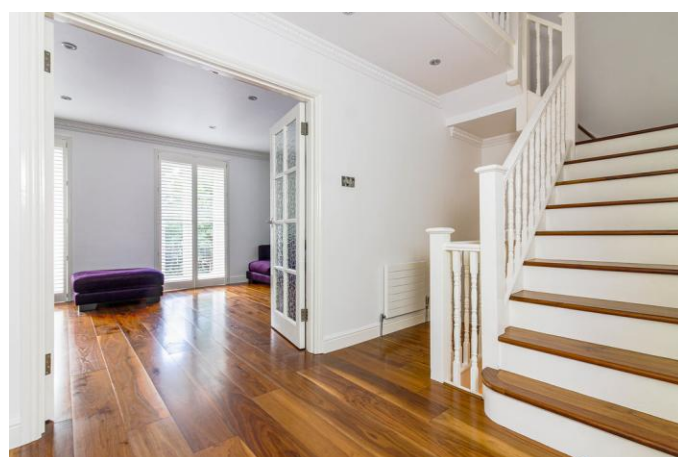
11' 7" x 8' 6" avg (3.53m x 2.59m)

WC

INTEGRAL GARAGE

16' 11" x 8' 0" (5.16m x 2.44m)

A personal door opens to the gated pathway that leads to the rear garden and/or the front of the house.



FIRST FLOOR

LANDING

SITTING ROOM

20' 8" avg x 12' 0" (6.3m x 3.66m)

Two pairs of French doors open to the balcony at the front of the property and provide views over Theydon Grove pond.



BEDROOM 2

12' 9" avg x 12' 0" (3.89m x 3.66m)

Built-in wardrobe.

BEDROOM 3

11' 11" x 9' 7" (3.63m x 2.92m)

Built in wardrobe.



SHOWER ROOM & WC

Step-free shower cubicle, lavatory and hand basin.

SECOND FLOOR

LANDING

Loft access.

BEDROOM 1

13' 11" x 13' 7" (4.24m x 4.14m)

DRESSING ROOM

9' 7" avg x 6' 5" min (2.92m x 1.96m)

Fitted hanging spaces and drawers.



EN-SUITE BATH, SHOWER & WC

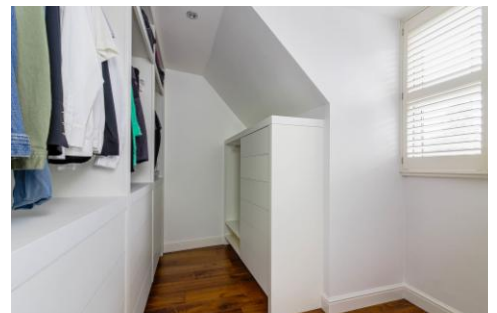
Bath tub, step-free shower cubicle, lavatory and hand basin.

Electric under floor heating.

BEDROOM 4

12' 6" avg x 9' 1" (3.81m x 2.77m)





EXTERIOR

The house is approached over a granite-set driveway with security bollards and box-hedged boundaries. A gate opens to the side allowing access to the rear.

The rear garden is landscaped to a symmetrical design of granite-set terracing, feature shrubs and impressive bamboos. The rear garden is approximately 50'/15m in length.



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.

BROADBAND

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

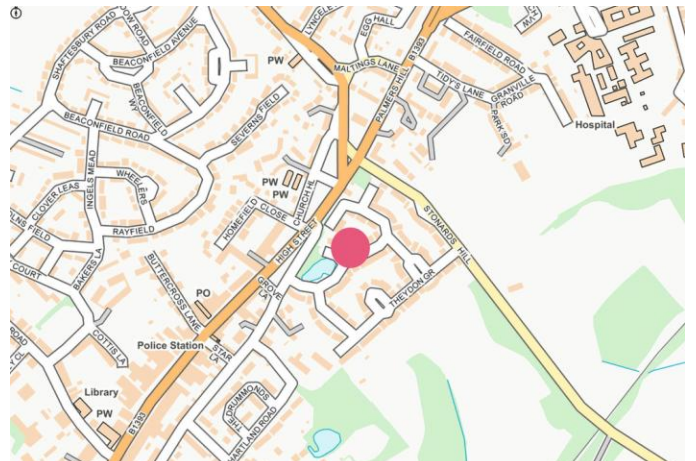


COUNCIL TAX

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

SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

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



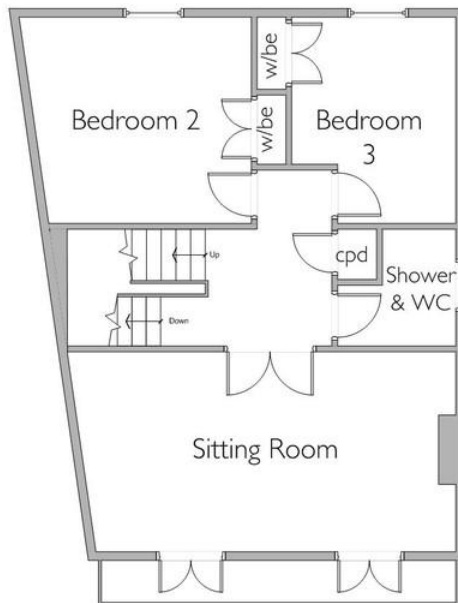
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

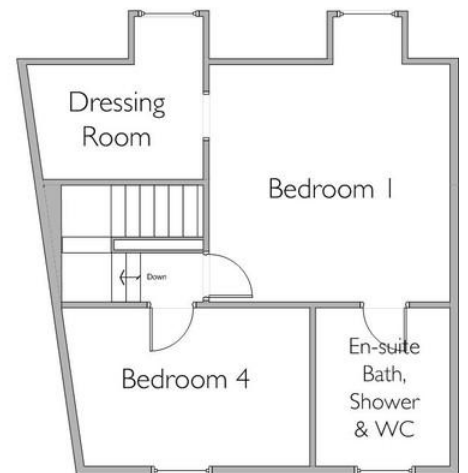
Gross Internal Floor Area (including Garage):
Approximately 1931 sq.ft. / 179 sq.m.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PROPERTY PEOPLE PROFESSIONALISM

5a Simon Campion Court
232-234 High Street
Epping
Essex
CM16 4AU

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01992 563090

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements