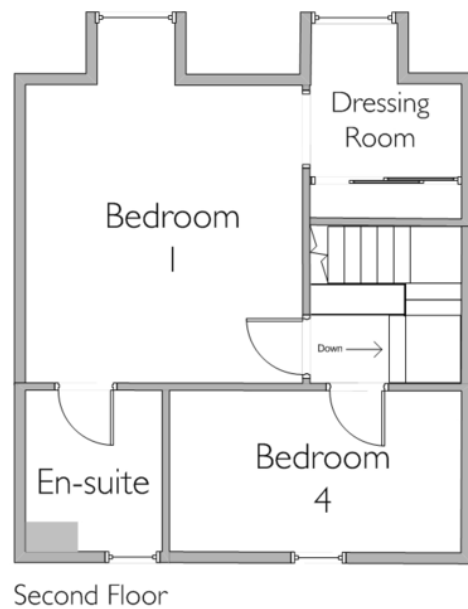
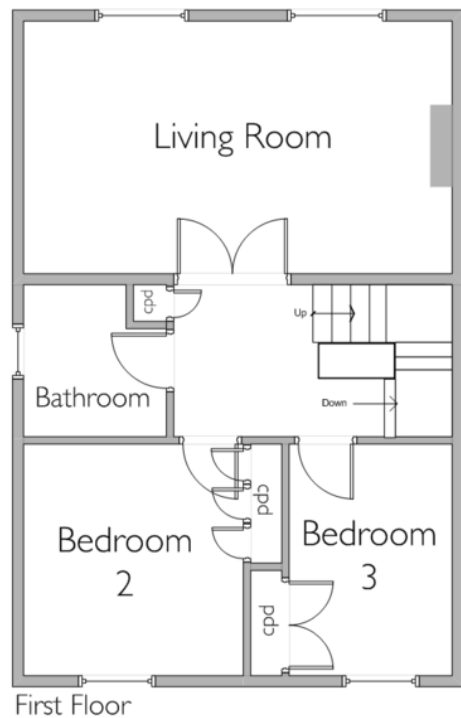


Gross Internal Floor Area: Approximately 1,743 sq.ft. / 162 sq.m.



**FREE MARKET APPRAISAL**

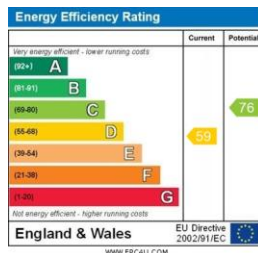
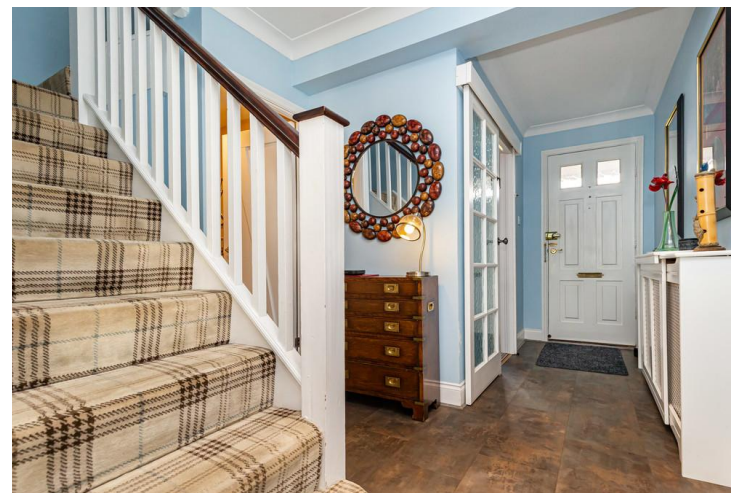
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

**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.



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 Email: enquiries@stevenette.com

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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.



67 Theydon Grove  
 Epping, CM16 4PX  
 £925,000



### EN-SUITE SHOWER & WC

10' 8" x 7' 5" (3.25m x 2.26m)

### BEDROOM 4

12' 2" x 10' 8" (3.71m x 3.25m)

### EXTERIOR

The house has a paved driveway providing parking for two cars and a gated path leads to side of the house and to the back garden.

The rear garden is laid to lawn with a good area of paved patio which has timber-built stores. The rear boundary has railings allowing largely uninterrupted views over the countryside at the rear.



### 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'.



### 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 CATCHMENT AREA

The property stands in the Priority Admissions Area for Epping Primary School & Epping St John's Church of England Secondary School.

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

- End-Terrace Townhouse
- 4 Good Bedrooms
- Gas Central Heating
- Double Glazing
- Parking for 2 Vehicles
- Open Rearward Views

Theydon Grove is a highly-desirable development of family homes in a perfect position for access to Epping's vibrant High Street with its regular market and range of independent and other cafes, restaurants and shops. This end-terrace house occupies one of the premium positions being elevated and backing onto very attractive open grassland giving far-reaching and green views. The house has been updated in recent years and its layout caters extremely well for today's family life.

### GROUND FLOOR

#### ENTRANCE HALL

#### DAY & DINING KITCHEN

23' 8" max x 19' 8" max (7.21m x 5.99m)

'L'-shaped and opening to the remainder of the garage which is now used as a:

#### PANTRY

7' 0" x 4' 3" (2.13m x 1.3m)

#### GARDEN ROOM

11' 4" x 10' 8" (3.45m x 3.25m)

#### STUDY / SNUG

10' 11" x 7' 4" (3.33m x 2.24m)

#### WC

### FIRST FLOOR

#### LANDING

#### LIVING ROOM

20' 0" x 11' 11" (6.1m x 3.63m)

Views over the fields to the rear.

#### BEDROOM 2

11' 0" x 10' 2" (3.35m x 3.1m)

#### BEDROOM 3

11' 1" x 7' 10" (3.38m x 2.39m)

#### BATHROOM & WC

7' 0" x 6' 7" (2.13m x 2.01m)

### SECOND FLOOR

#### LANDING

#### BEDROOM 1

13' 07" x 12' 8" (4.14m x 3.86m)

#### DRESSING ROOM

