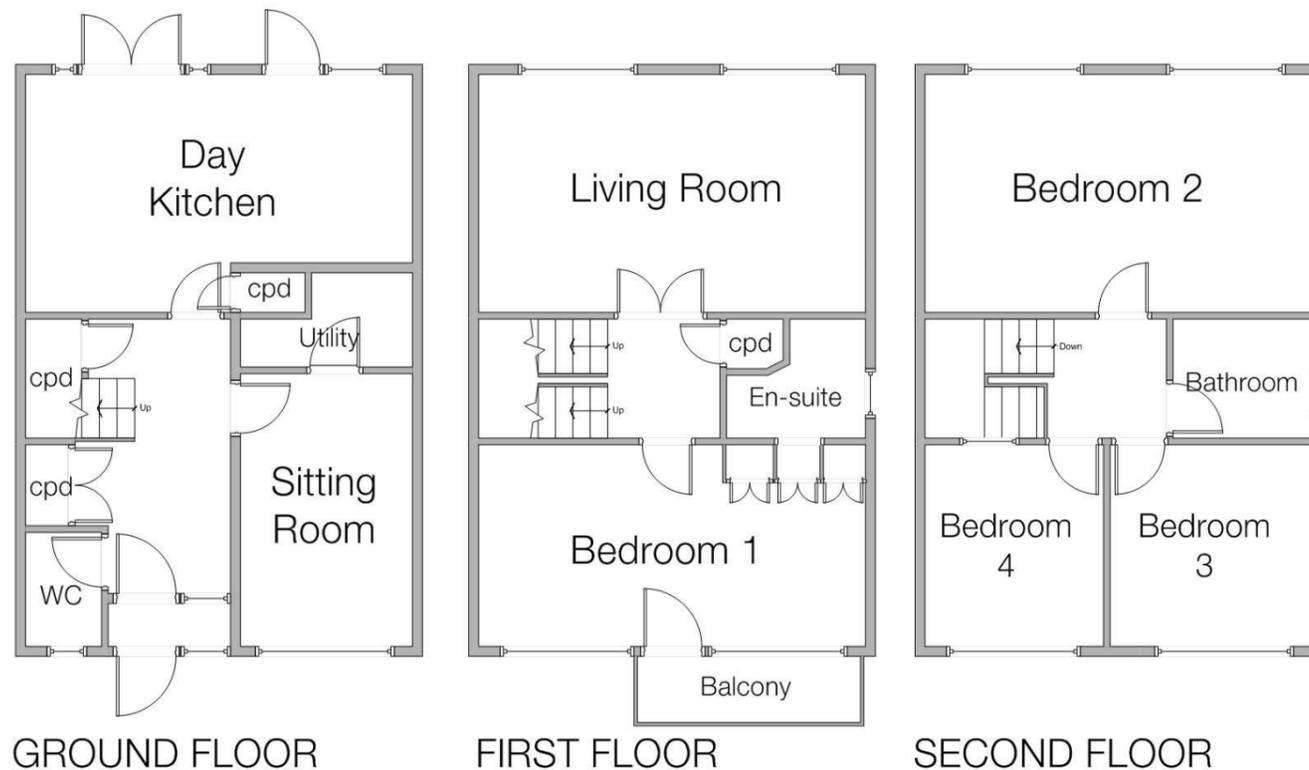


Gross Internal Floor Area: Approximately 1691 sq.ft. / 157 sq.m.

Floorplan drawn by Stevenette & Company LLP



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	61	72
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		



5a Simon Champion Court, 232-234 High Street, Epping, Essex, CM16 4AU
 Tel: 01992 563090
 Email: enquiries@stevenette.com

@StevenetteandCoLLP
 @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.



16 Hartland Road
 Epping, CM16 4PE
£885,000



EXTERIOR

The property is approached over a paved driveway providing off-street parking for numerous vehicles.

To the rear of the property is a paved terrace and area of decking with steps leading down to the garden. The garden, which is of good size, is laid to lawn with established shrub and tree borders. At the rear is a handgate opening to the:

GARAGE

17' 3" x 8' 2" (5.26m x 2.49m)

The garage is accessed over a shared access drive.

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 PRIORITY (CATCHMENT) AREA

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



- End-Terrace Townhouse
- 4 Bedrooms
- Versatile Layout

- Garage To Rear
- Double Glazing
- Air Source Heat Pump Heating

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

Located in one of Epping's most highly regarded residential streets and within close proximity to the High Street and Underground Station, this end-of-terrace house is smartly-presented throughout and provides versatile 4-bedroom family accommodation over 3 storeys and extending to almost 1700 sq.ft. The property has far-reaching views to the rear and over its lovely Southeast-facing garden. A garage to the rear is complemented by excellent off-street parking to the front.

GROUND FLOOR

- PORCH**
- ENTRANCE HALL**
- DAY KITCHEN**
19' 5" x 11' 11" (5.92m x 3.63m)
- DINING ROOM**
13' 9" x 8' 8" (4.19m x 2.64m)
- UTILITY ROOM**
- WC**

FIRST FLOOR

- LANDING**
- LIVING ROOM**
19' 5" x 11' 11" (5.92m x 3.63m)

BEDROOM 1

19' 6" x 10' 0" (5.94m x 3.05m)

EN-SUITE SHOWER & WC

SECOND FLOOR

LANDING

19' 7" x 12' 0" (5.97m x 3.66m)

BEDROOM 2

19' 7" x 12' 0" (5.97m x 3.66m)

BEDROOM 3

10' 0" x 9' 1" (3.05m x 2.77m)

BEDROOM 4

10' 2" x 10' 1" (3.1m x 3.07m)

BATHROOM & WC

