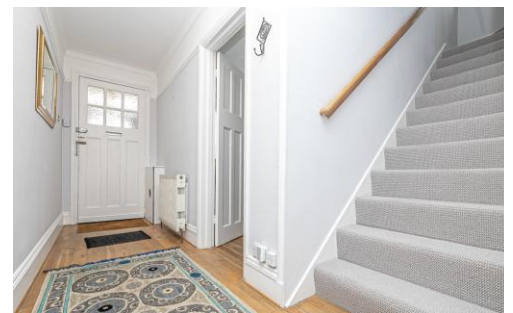


Stevenette



30 Bury Road
Epping, Essex, CM16 5EU

£875,000

PROPERTY FEATURES

- Individual Detached Dormer Property
- Up to 4 Bedrooms
- 2 Bath/Shower Rooms
- Oak Flooring
- Gas Central Heating
- Double Glazing

FULL DESCRIPTION

This detached house offers extremely versatile accommodation over two floors that will suit a wide range of potential buyers. The property stands in Bury Road - one of the town's most highly regarded cul-de-sac locations and just minutes' walk from the centre of the town and its great range of cafes, restaurants and shops including M&S and the soon-to-open Little Waitrose. Offering ample parking the property also has a wonderful southeast-facing garden that is a real feature.

There's a welcoming feel as soon as you enter and a lovely mix of traditional features including a stove in the sitting room and oak floors. The kitchen opens directly to the garden and is newly fitted in a contemporary style including in-built appliances. The generous plot lends itself to a programme of extension if required (subject to all necessary permissions) and planning permission has previously been in place.

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM

13' 4" x 11' 2" (4.06m x 3.4m)

DINING ROOM

13' 5" x 11' 2" (4.09m x 3.4m)



SITTING ROOM / BEDROOM 4

13' 2" max x 11' 2" (4.01m x 3.4m)

BREAKFAST KITCHEN

13' 7" x 11' 2" max (4.14m x 3.4m)

UTILITY & CLOAKROOM

6' 5" x 5' 6" (1.96m x 1.68m)

FIRST FLOOR

LANDING

BEDROOM 1

14' 9" max x 9' 7" (4.5m x 2.92m)

EN-SUITE SHOWER & WC

BEDROOM 2

14' 9" x 7' 9" avg (4.5m x 2.36m)

BEDROOM 3

12' 2" x 7' 2" max (3.71m x 2.18m)

BATHROOM, SHOWER & WC

7' 10" x 5' 8" (2.39m x 1.73m)

EXTERIOR

The house stands behind a generous area of block-set driveway providing ample parking opportunities. A gated path leads to the side of the house and to the rear garden.

The lovely rear garden is laid to lawn with well-stocked and variegated borders and beds.

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

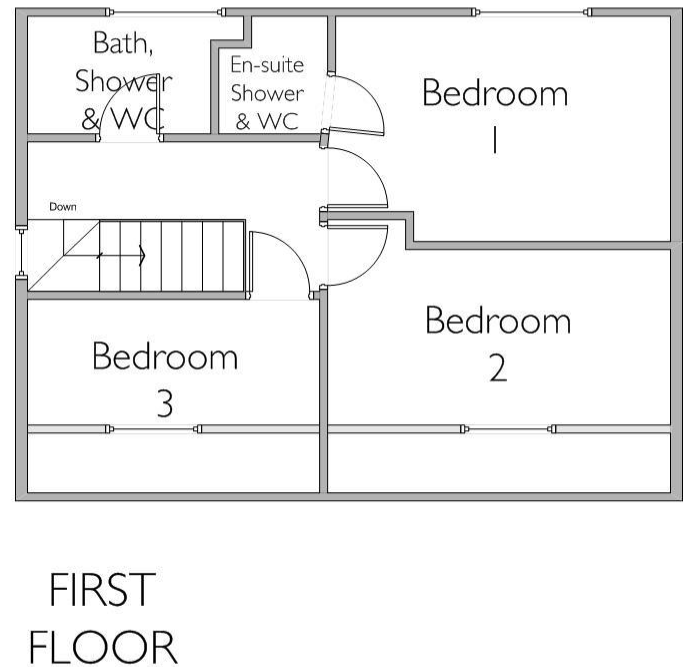
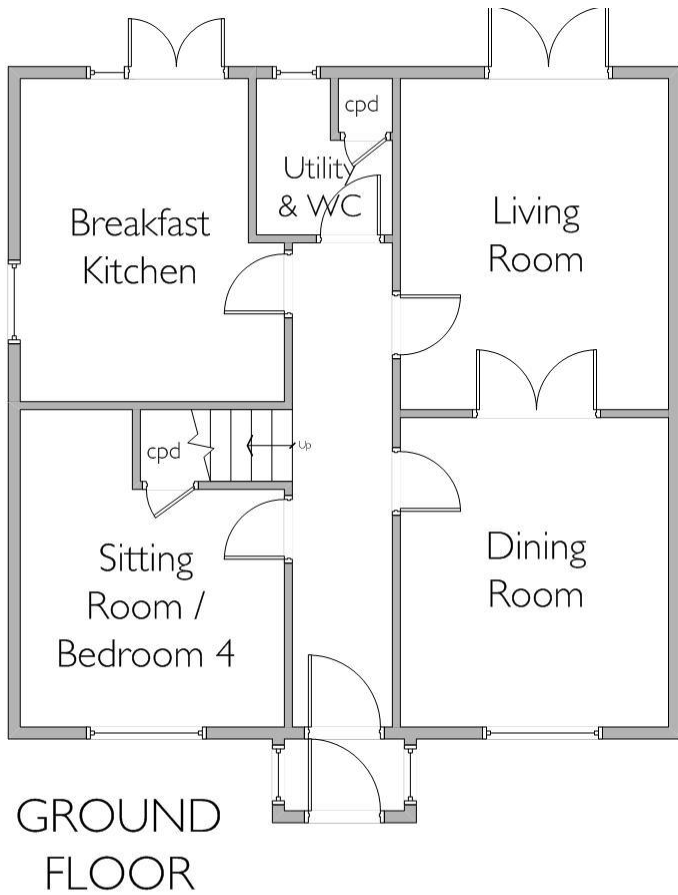
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'E'.

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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Gross Internal Floor Area (using measurements taken at approx 1.5m head-height in areas with sloping ceilings): Approximately 1205 sq.ft. / 112 sq.m.

PROPERTY PEOPLE PROFESSIONALISM

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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