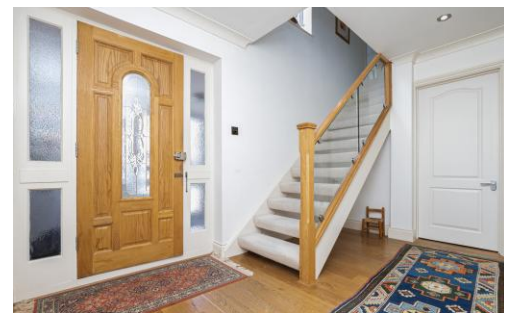


Stevenette



Woodmeads
Epping, Essex, CM16 6TD

£1,200,000

PROPERTY FEATURES

- Individual Detached House
- 4 Very Good Bedrooms
- Dressing Room & En-suite Master suite
- Double Glazing
- Smartly Presented
- Gas Central Heating

FULL DESCRIPTION

Positioned in a cul-de-sac on the Northern side of the town where it starts to meet the fringes of Epping Forest, this substantial family home must be viewed to appreciate its spaciousness and versatility. Extending to over 2100 sq.ft., the house is one of an individual pair of homes constructed in the former grounds of Forest Lodge and its design incorporates the majority of features that will suit a growing family or even those requiring accommodation for a dependent relative. The principal living room (23' in length), Sitting Room (15') and Breakfast Kitchen (17') all have French doors to lovely private southwest-facing walled garden and a double garage is complemented by ample vehicle parking with an EV charge point.

Woodmeads stands roughly 1/2 a mile from Epping High Street and its range of coffee houses, restaurants and shops and approximately 1 mile from the Central Line station.

GROUND FLOOR

RECEPTION PORCH

21' x 5' 11" (6.4m x 1.8m)

LIVING ROOM

23' 5" x 14' 4" (7.14m x 4.37m)

Open to:

DINING ROOM

11' 11" x 10' 10" (3.63m x 3.3m)

SITTING ROOM

15' 1" x 11' 5" (4.6m x 3.48m)



BREAKFAST KITCHEN

17' 11" x 10' 1" (5.46m x 3.07m)

UTILITY ROOM

5' 4" x 5' 3" (1.63m x 1.6m)

WC

ATTACHED DOUBLE GARAGE

19' 0" avg x 16' 9" (5.79m x 5.11m)



FIRST FLOOR

LANDING

BEDROOM 1

16' 11" x 11' 10" (5.16m x 3.61m)

Open to:

DRESSING ROOM

8' 2" x 5' 5" (2.49m x 1.65m)

The measurement includes fitted wardrobes.

EN-SUITE, BATHROOM & WC

8' 4" x 7' 6" (2.54m x 2.29m)

SHOWER & WC

9' 4" x 6' 4" (2.84m x 1.93m)

BEDROOM 2

16' 11" x 10' 3" (5.16m x 3.12m)

The measurement includes fitted wardrobes.

BEDROOM 3

16' 11" x 7' 11" (5.16m x 2.41m)

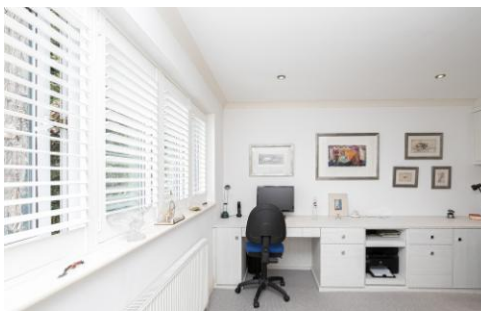
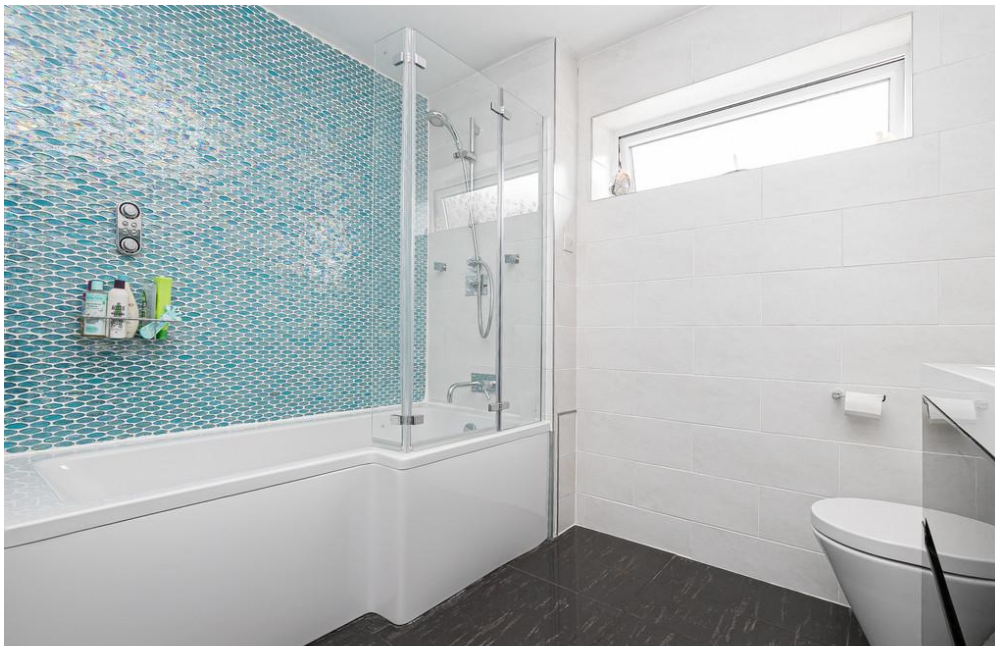
The measurement includes fitted wardrobes.

BEDROOM 4

14' 10 (Max)" x 12' 10 (Max)" (4.52m x 3.91m)

Currently comprehensively fitted as a study and with fitted wardrobes.





EXTERIOR

The frontage to the house is fully block-paved providing parking for 4 vehicles or possibly more.

The rear garden is roughly square and is enclosed by walling. Laid out to a low-maintenance design, the garden features paved sitting areas, a retained pond and planted beds and borders with trees and shrubs.

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 'G'.

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).

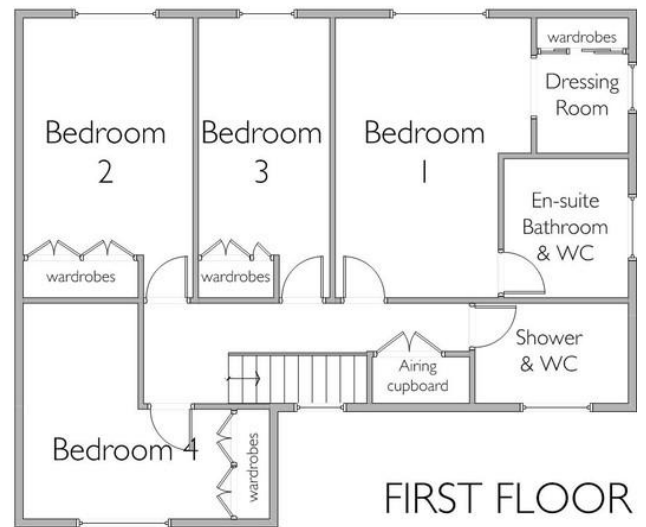
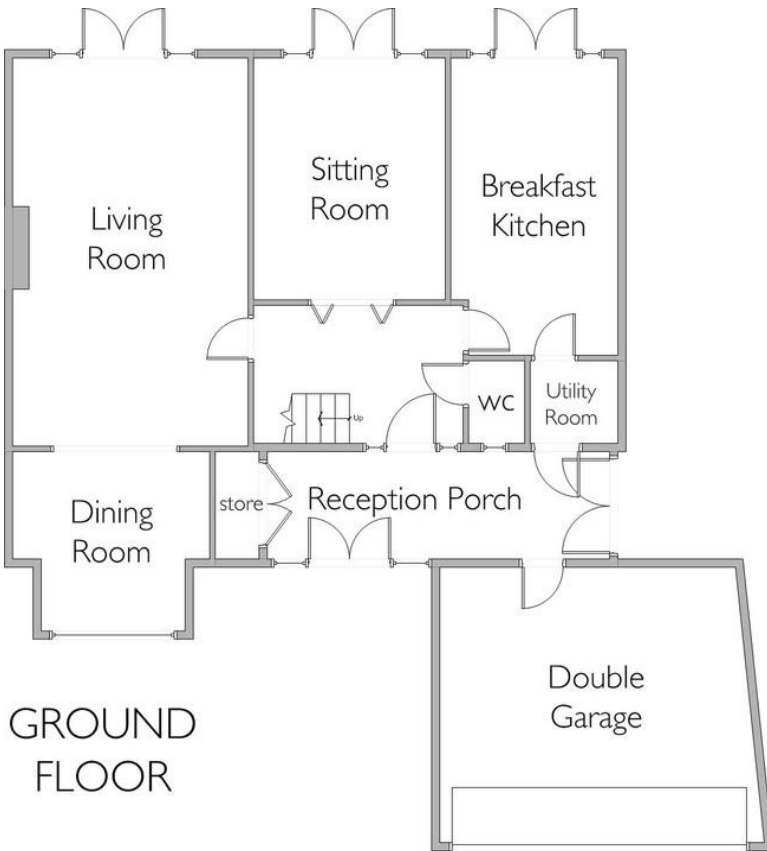
SCHOOL PRIORITY / CATCHMENT AREA

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





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | 69 | |
| (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
(excluding Garage): Approximately
2116 sq.ft. / 197 sq.m.

PROPERTY PEOPLE PROFESSIONALISM

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

www.stevenette.com
enquiries@stevenette.com
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