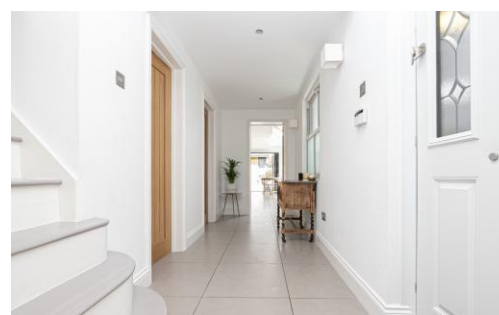
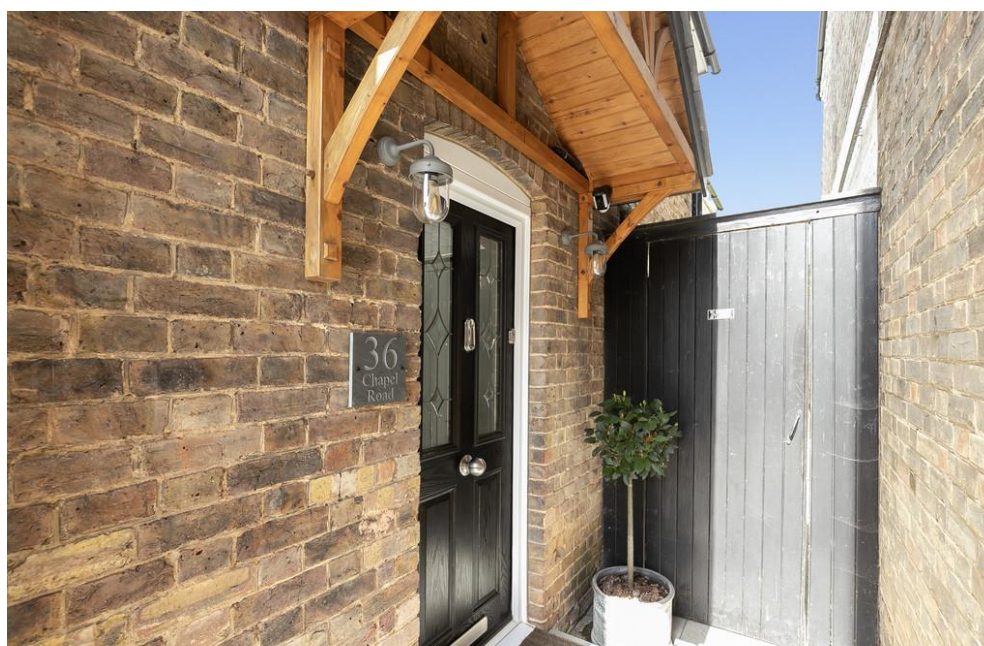


Stevenette



36 Chapel Road
Epping, Essex, CM16 5DS

£855,000

PROPERTY FEATURES

- Detached Period Home
- 3 Bedrooms
- 2 Bath/Shower Rooms
- Home Office / Garden Room
- Gas Central Heating
- Double Glazing
- Quality Throughout
- Low-Maintenance Garden

FULL DESCRIPTION

The PERFECT MIX of period and modern and superbly presented throughout, this detached home was built at the turn of the 19th and 20th century and has been comprehensively remodelled to create accommodation that really caters for modern living. This includes a stunning almost 24' Living and Day Kitchen with bi-fold doors opening to the landscaped rear garden within which is a contemporary HOME OFFICE. The specification includes, amongst other features, sensor-skirting lighting, recessed ceiling lighting (some vaulted), designer radiators, a multi-fuel stove in the sitting room, original cast-iron fireplaces, contemporary sanitaryware and kitchen fitments including Neff appliances, wine fridge, instant hot water tap, underfloor heating to the majority of the ground floor, Velux skylights with fitted blinds, fitted plantation blinds and garden lighting.

Chapel Road is a quiet street of predominantly Victorian houses and has a Resident's Parking Permit scheme. Epping High Street and its great range of coffee shops, restaurants, shops and amenities is just a short walk away and the Central Line station lies within a 15-minute or so walk.

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

13' 5" x 12' 11 (Max)" (4.09m x 3.94m)

Measured into the bay.



LIVING & DAY KITCHEN

23' 9" x 14' 8" (7.24m x 4.47m)

UTILITY ROOM

7' 6" x 5' 1 (Min)" (2.29m x 1.55m)

CLOAKROOM / WC

FIRST FLOOR

LANDING

BEDROOM 1

14' 8" x 10' 6" (4.47m x 3.2m)

EN SUITE SHOWER ROOM & WC

BEDROOM 2

13' 4" x 11' 10" (4.06m x 3.61m)

BEDROOM 3

10' 4" x 6' 10" (3.15m x 2.08m)

BATH / SHOWER ROOM

EXTERIOR

The house stands behind iron railings enclosing a paved forecourt garden area and has a gated pathway leading to the side.

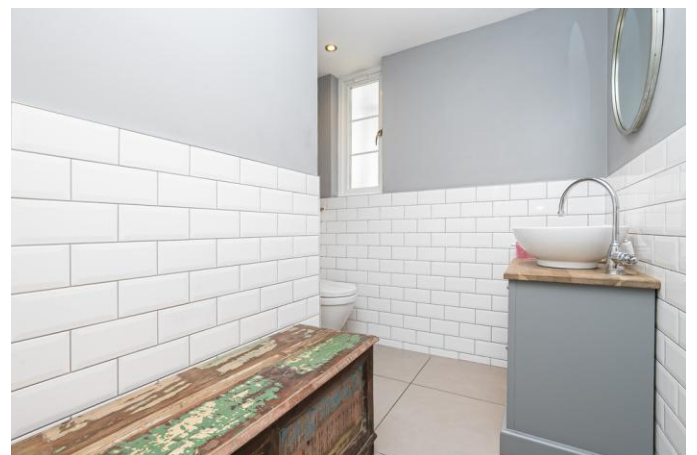
This pathway opens to the rear garden which is attractively-proportioned and set out in a low-maintenance design including a paved terrace with steps up to an artificial lawn with well-established borders, shrubs and trees. A handgate opens onto a footpath at the rear for the use of the residents.

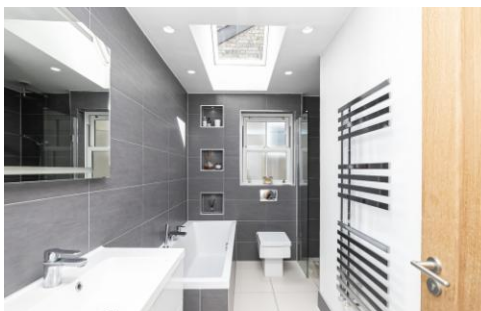
Within the garden is a:

HOME OFFICE

8' 6" x 8' 3" (2.59m x 2.51m)

Designed to be a home office (and with electric power and light connected), the high-quality studio building also provides storage (8'3" x 4'5" (2.52m x 1.35m)) and could be put to a number of alternative uses.





SERVICES

All mains services are understood to be connected. No services or installations have been tested.

BROADBAND

Chapel Road is an area where it is understood fibre optic broadband is available.

TENURE

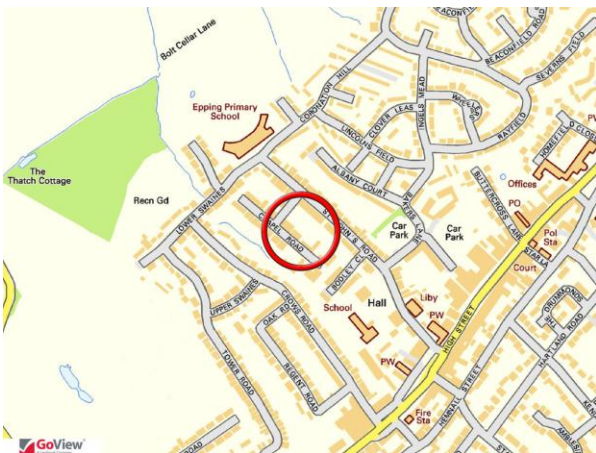
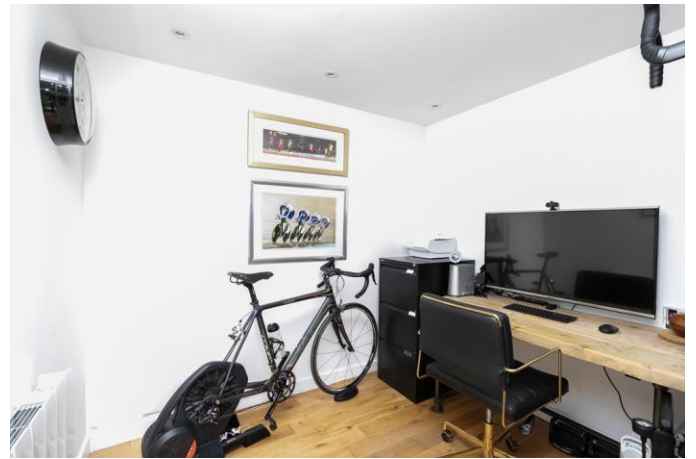
We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

COUNCIL TAX

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

SCHOOL PRIORITY / CATCHMENT AREA

The house stands in the Priority Admission (Catchment) Area for Epping Primary School and Epping St John's Senior School.

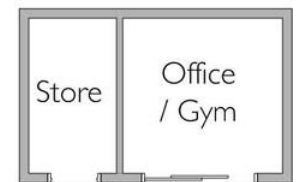
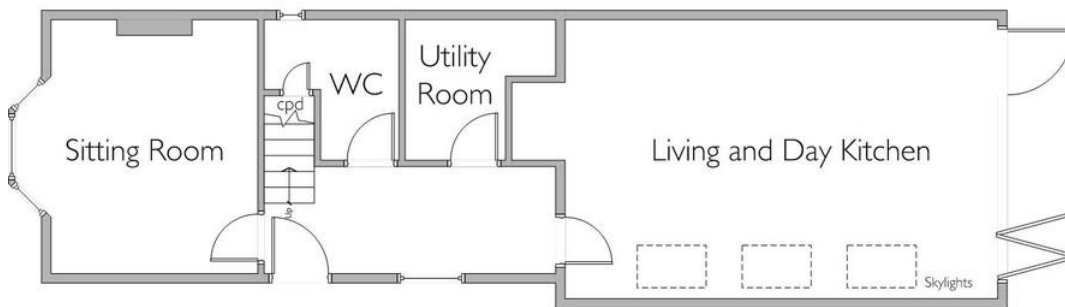


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

Total Gross Internal Floor Area: Approximately 1391 sq.ft. / 129 sq.m.
(1280 sq.ft. / 119sq.m. excluding Outbuilding)

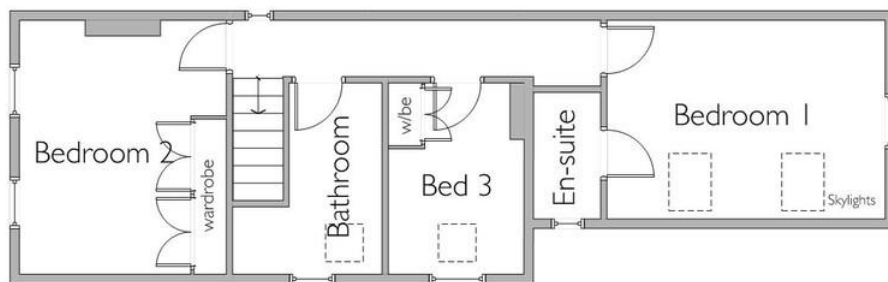
Floorplan drawn by Stevenette & Company LLP

GROUND FLOOR



OUTBUILDING
(Not shown in correct position)

FIRST FLOOR



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