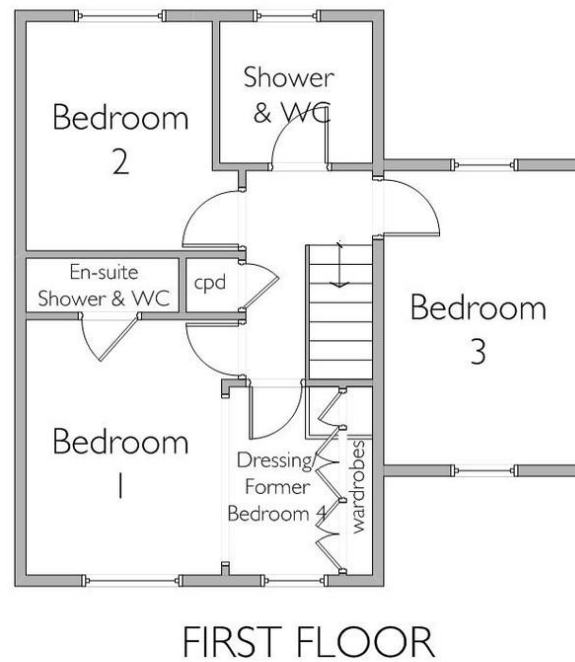


Gross Internal Floor Area:

Approximately 1323
sq.ft. / 123 sq.m.



FREE MARKET APPRAISAL

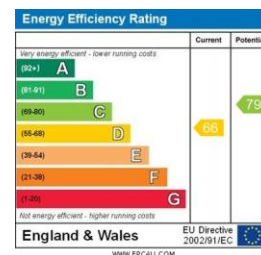
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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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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.



6 Brookfield
Thornwood, CM16 6NG
Offers in Excess of £560,000



- Detached Family House
- Built as 4 Bedrooms (Currently 3)
- Gas Central Heating

- Double Glazing
- Corner Position
- Driveway Parking

This appealing family house was constructed as part of a relatively small development of homes at the centre of the village. Originally built as a 4-bedroom house, it now comprises of 3 good-sized bedrooms (1 with en-suite) and a dressing room to the master which could be readily separated again to make Bedroom 4. The ground floor has been enhanced by the addition of a large conservatory which opens out onto the garden. Brookfield is a quiet location perfectly placed in Thornwood and close to the recreation ground. The village is approx. 5 minutes' drive from Epping High Street and all that Epping has to offer including Central Line access.

GROUND FLOOR

**ENTRANCE HALL
LIVING ROOM**

16 (Max)' x 12 (Max)' (4.88m x 3.66m)
Open to the:

DINING ROOM
10' 2" x 7' 6" (3.1m x 2.29m)
French doors open to the:

CONSERVATORY
15' 10 (Max)" x 12' 10 (Max)" (4.83m x 3.91m)

KITCHEN
10' 2" x 7' 8" (3.1m x 2.34m)

UTILITY ROOM
8' 5" x 6' 4 (Min)" (2.57m x 1.93m)

WC

FORMER GARAGE

12' 2" x 8' 6" (3.71m x 2.59m)
Currently used as a study or hobby area.

STORE
8' 8" x 4' 5" (2.64m x 1.35m)
The remainder of the original garage and with an up and over door opening to the front of the property.

FIRST FLOOR

LANDING
BEDROOM 1
11' 5" x 8' 8" (3.48m x 2.64m)
Open to the:

DRESSING ROOM / FORMER BEDROOM 4
8' 5" x 6' 6" (2.57m x 1.98m) Fitted wardrobes.
ENSUITE, SHOWER & WC

BEDROOM 2
13' 2" x 8' 10" (4.01m x 2.69m)
SHOWER ROOM & WC
6' 10" x 6' 5" (2.08m x 1.96m)
BEDROOM 3
10' 4" x 8' 5" (3.15m x 2.57m)

EXTERIOR
The house stands behind a good apron of driveway providing parking for two vehicles and a planted garden area extends around to the left of the house. A path leads to the side of the house and to a gate opening into the rear garden. The rear garden is lawned with planted 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 'F'.

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



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

