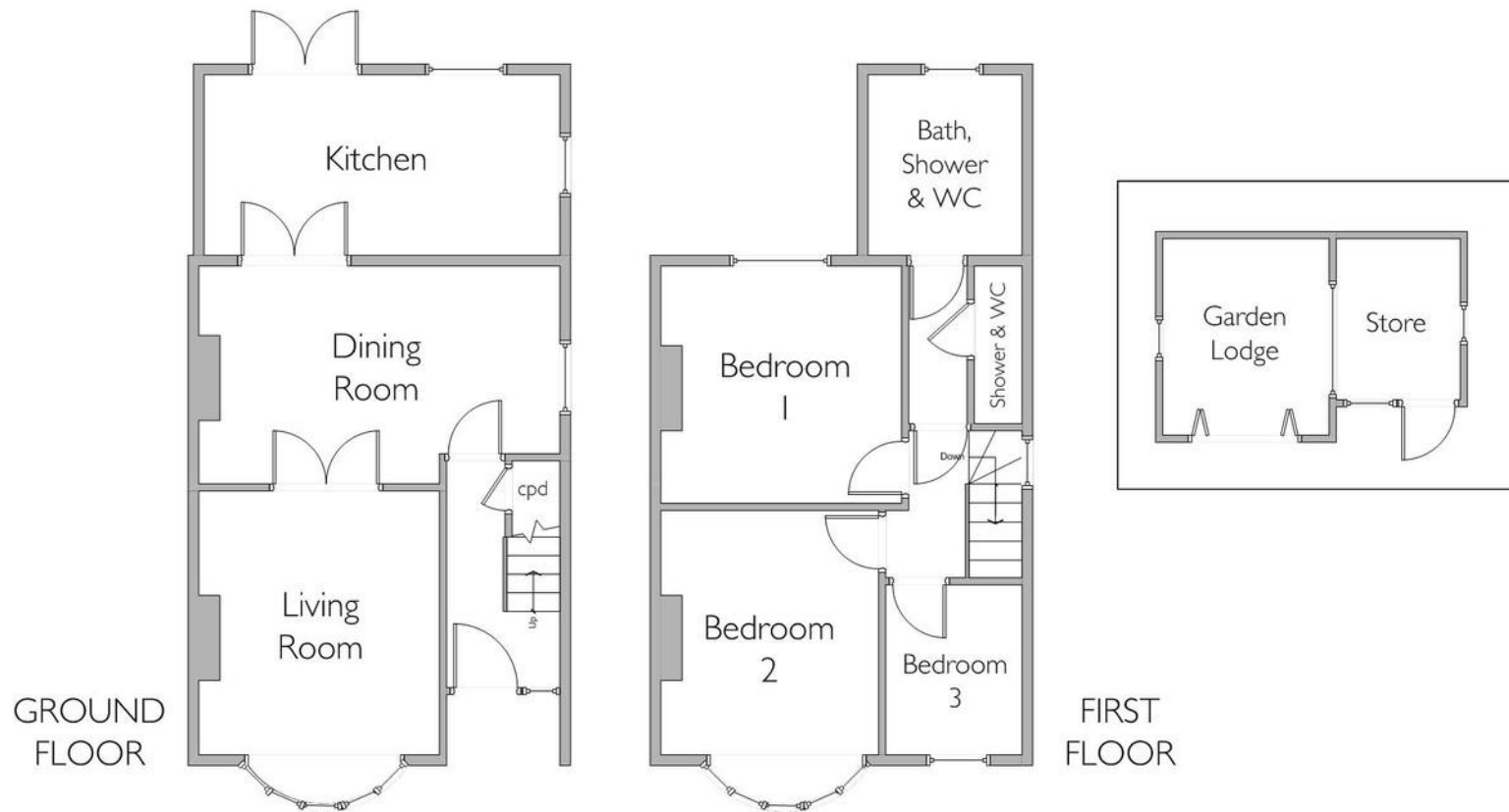


Gross Internal Floor Area (excluding Garden Lodge):  
Approximately 1004sq.ft. / 93 sq.m.



**FREE MARKET APPRAISAL**

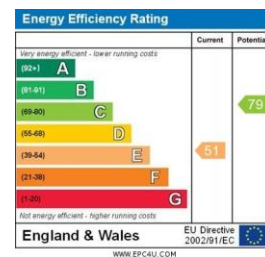
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

**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.



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

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@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.



**47 Tower Road  
Epping, CM16 5EN  
£725,000**



### GARDENS

The rear garden is delightful, private and laid to lawn with established borders, shrubs and trees.

Immediately to the rear of the house is a paved terrace and at the far end, in an extremely secluded area is a feature pond and the:

### GARDEN LODGE

9' 4" x 7' 9" (2.84m x 2.36m)

Wood stove and electric power and light.

### ATTACHED STORE

7' 8" x 5' 10" (2.34m x 1.78m)



### 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.



- Semi-Detached House
- 3 Bedrooms
- 2 Bath/Shower Rooms

- Off-Street Parking
- Double Glazing
- Gas Central Heating

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

Standing at the front of a beautiful southwest-facing garden that is approx. 124ft/37.7m in length and includes a delightful lodge with a stove, this established semi-detached house stands in one of the town's most highly-sought residential areas. Tower Road is a tree-lined road leading directly off the High Street and is particularly well-placed for the town's many amenities including schools, shops, cafes and the Central Line station. The three-bedroom accommodation has been extended in the past to create a full-width kitchen opening directly in to the garden and may have scope for further extension/alteration as many in the same area have done (subject to all necessary permissions).

### GROUND FLOOR

#### ENTRANCE HALL

#### DINING ROOM

16' 11" x 10' 2" max (5.16m x 3.1m)

#### LIVING ROOM

14' 6" max x 11' 0" (4.42m x 3.35m)

Measured into the walk-in bay.

#### KITCHEN

16' 9" x 9' 2" (5.11m x 2.79m)

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

11' 6" x 11' 0" (3.51m x 3.35m)

#### BEDROOM 2

13' 9" max x 10' 3" (4.19m x 3.12m)

Measured into the bay window.

#### BEDROOM 3

8' 0" x 6' 6" (2.44m x 1.98m)

#### BATHROOM, SHOWER & WC

9' 1" x 7' 4" (2.77m x 2.24m)

#### SHOWER & WC 2

### EXTERIOR

At the front of the house is a block-paved driveway and parking area. A gated side driveway (narrow) leads to a former garage (10'10" x 18'10" / 3.05m x 5.74m) which has electric light and power, plumbing for a washing machine and a sink.

