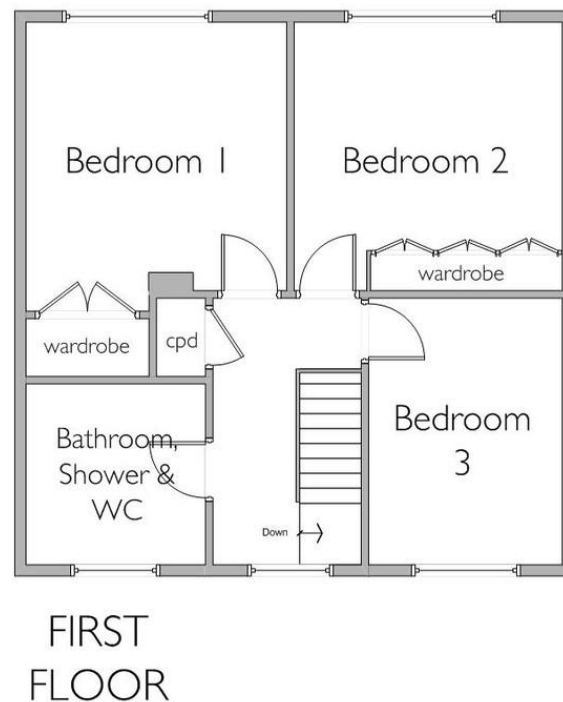




Gross Internal Floor Area  
(excluding Garage):  
Approximately  
1246 sq.ft. / 116 sq.m.



**FREE MARKET APPRAISAL**

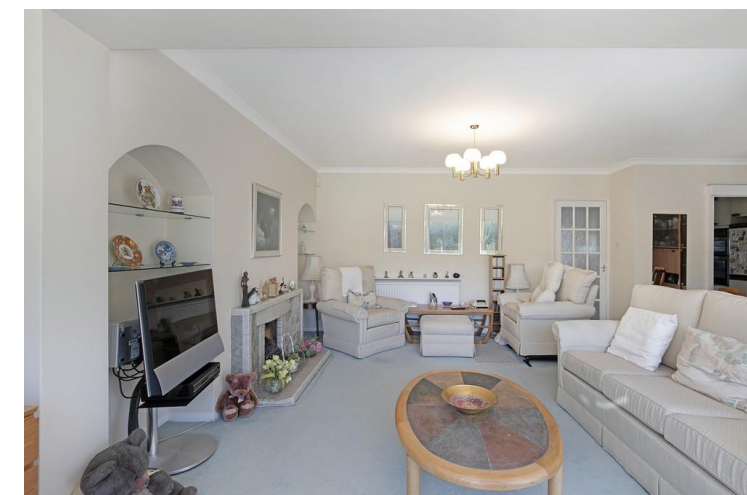
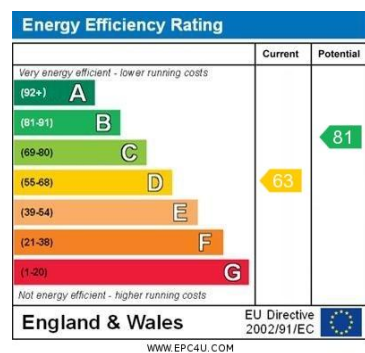
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

**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.



15 Hill Road  
Theydon Bois, CM16 7LX  
£850,000

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

@StevenetteandCoLLP  
 @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.





### BATHROOM, SHOWER & WC

8' 0" x 7' 6" (2.44m x 2.29m)

### EXTERIOR

The house is approached over a paved driveway with a gravelled and planted bed. A gated path leads to the side to allow rear access.

The rear garden is laid to lawn with a large area of paved patio and a number of planted beds and borders.

### 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.

### TENURE

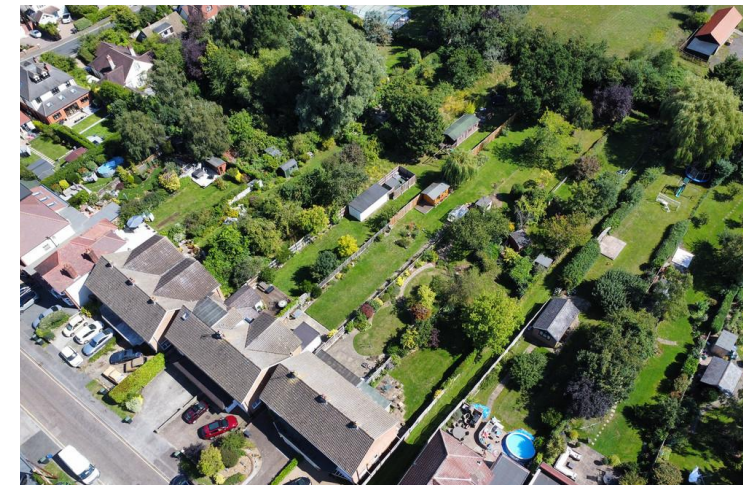
We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

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



- Semi-Detached House
- 3 Good Bedrooms
- Gas Central Heating

- Double Glazing
- Garage & Driveway
- 1/5th Acre

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

With NO ONWARD CHAIN, this is a great opportunity to create a home of your own tastes in a particularly attractive part of this highly desirable village. The house offers scope for modernisation, reconfiguration and extension (subject to all necessary permissions) to take advantage of its exceptional 80m/262ft rear garden. The well-proportioned 3 double-bedroom layout is particularly light and bright. Hill Road is situated on the south side of the village with the shops and Central line station being a short walk away over the picturesque green.

### GROUND FLOOR

### PORCH

### ENTRANCE HALL

### KITCHEN

14' 0" x 7' 11" (4.27m x 2.41m)

### LIVING & DINING ROOM

24' 0" max x 19' 3" max (7.32m x 5.87m)

### STORE ROOM

4' 11" x 6' 10" (1.5m x 2.08m)

### WC

### INTEGRAL SINGLE GARAGE

17' 3" x 8' 3" (5.26m x 2.51m)

### FIRST FLOOR

### LANDING

### BEDROOM 1

12' 7" x 11' 8" (3.84m x 3.56m)

Large built-in wardrobe.

### BEDROOM 2

12' 0" x 11' 11" (3.66m x 3.63m)

### BEDROOM 3

11' 11" x 8' 6" (3.63m x 2.59m)

