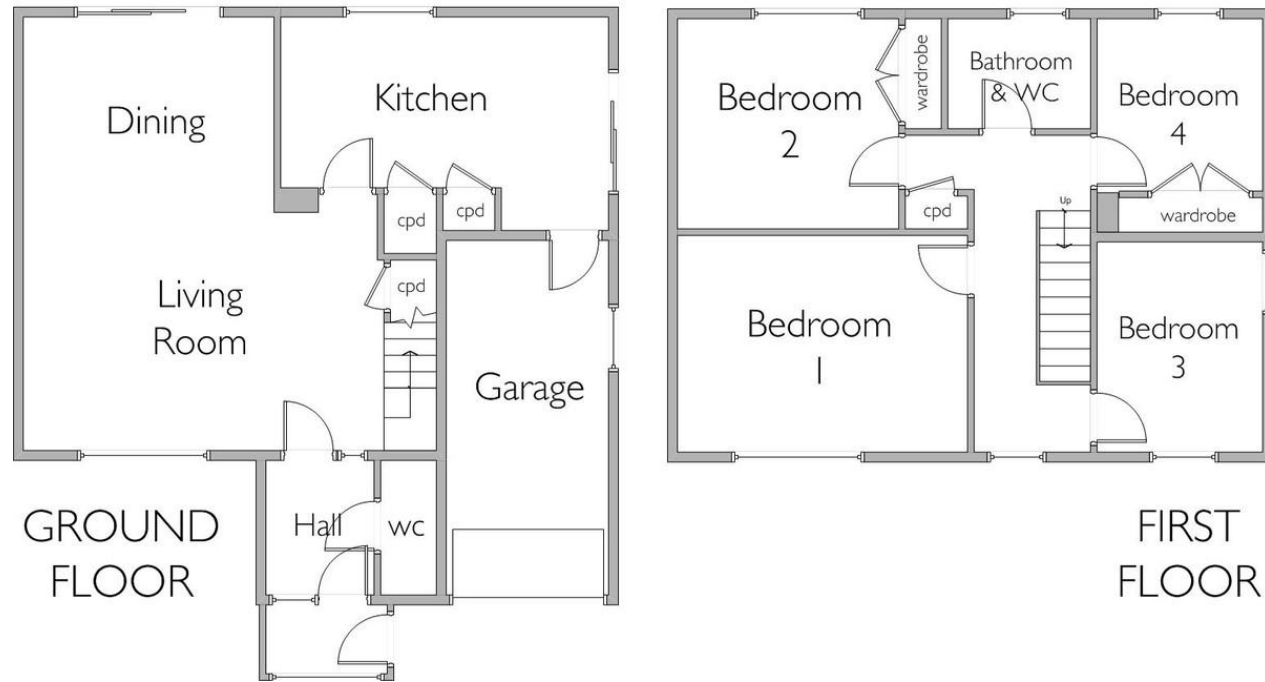


Gross Internal Floor Area (including Garage):  
Approximately 1461 sq.ft. / 136 sq.m.



#### FREE MARKET APPRAISAL

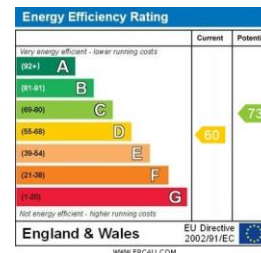
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

#### 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

@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.



7 Egg Hall  
Epping, CM16 6SA  
Guide Price £650,000 to £675,000



- 4 Good Bedrooms
- Great Potential
- Walled Garden

- Gas Central Heating
- Double Glazing
- Steel-Framed Build

Offered with NO ONWARD CHAIN this detached house offers excellent family accommodation that represents great value for money. Offering scope for general updating according to a buyer's tastes, the house is a classic 'blank canvas' that stands in a cul-de-sac location within minutes' walk of the High Street and Epping Central Line Station. Standing in a corner plot, there is potential for extension if required (subject to all necessary permissions though a permission has been previously granted, we understand) with, to the rear, a very pleasant walled garden. Egg Hall is a friendly cul-de-sac that is ideally placed for walking to the High Street, areas of the Forest and the station (with bus routes nearby).

## GROUND FLOOR

### ENTRANCE PORCH

### ENTRANCE HALL

6' 7" x 5' 6" (2.01m x 1.68m)

### LIVING AND DINING ROOM

21' 11" x 21' 4" (6.68m x 6.5m)

An 'L-shaped' room and with patio doors opening to the rear garden.

### KITCHEN

16' 8" x 10' 9" max (5.08m x 3.28m)

Two built-in cupboards.

### WC

### INTEGRAL GARAGE

18' 6" x 8' 6" (5.64m x 2.59m)

## FIRST FLOOR

### LANDING

Built-in airing cupboard.

### BEDROOM 1

14' 8" x 11' 0" (4.47m x 3.35m)

### BEDROOM 2

11' 2" x 10' 10" (3.4m x 3.3m)

The measurements exclude a built-in double wardrobe.

### BEDROOM 3

10' 11" x 8' 9" (3.33m x 2.67m)

### BEDROOM 4

8' 10" x 8' 9" (2.69m x 2.67m)

The measurements exclude a built-in double wardrobe.

### BATHROOM & WC

7' 9" x 5' 6" (2.36m x 1.68m)

## EXTERIOR

To both the front and rear are lawned gardens. A driveway provides parking and access to the garage. A gated path leads to apace at the side of the house and to the rear garden which is lawned with gravelled sitting areas. The rear garden is walled.

## 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 ADMISSIONS (CATCHMENT) AREA

The property stands in the Priority Admissions Area for Epping Primary School and Epping St John's Senior School (both rated as at writing in June 2024 as 'Good').

Coopersale Hall independent school is a short drive away on the Southern edge of the town.

## AGENT'S NOTE

The house is of steel-framed build (believed to be Trusteel) and is therefore considered by mortgage lenders to be of 'non-traditional construction'. We recommend all interested parties check with their lender or broker whether this has any effect on their lending criteria. The sellers instigated a condition report in June 2023 and this can be shared upon request.



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

