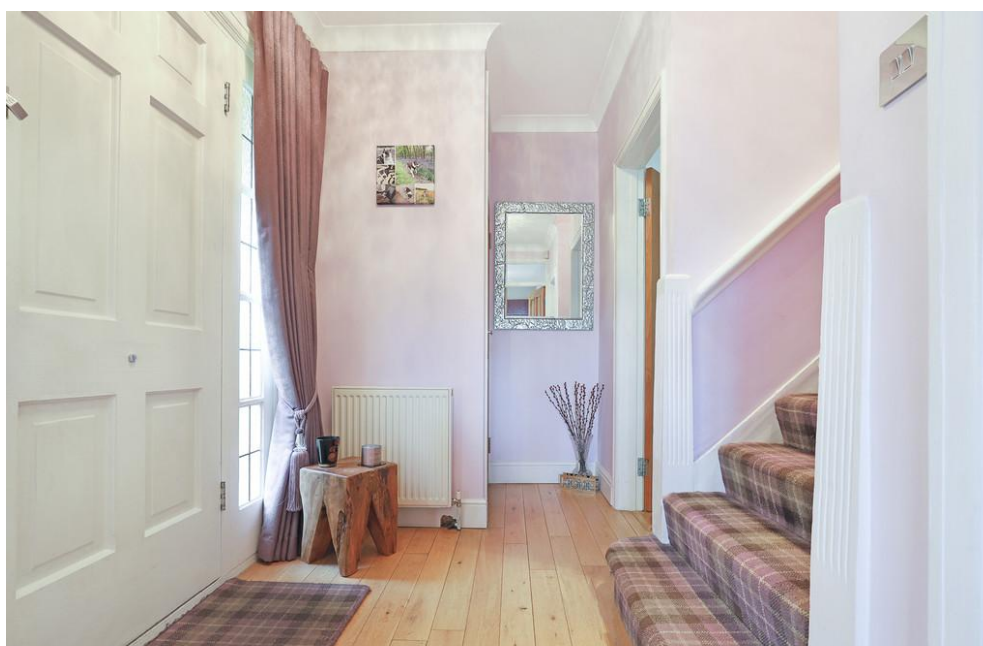


Stevenette



25 Dukes Avenue
Theydon Bois, Essex, CM16 7HG

£885,000

PROPERTY FEATURES

- Semi-Detached House
- 3 Double Bedrooms
- Ground Floor Bed 4 or Study
- Gas Central Heating
- Double Glazing
- Long Rear Garden

FULL DESCRIPTION

Just moments' walk from the village's shops, restaurants, Central Line station and its lovely village green, this established semi-detached house offers really well-proportioned family accommodation. Offering 3 or possibly 4-bedroom accommodation, the house has been substantially extended in the past to create a large dining and day kitchen that opens directly to the large rear garden which is some 87ft/26.5m or so in average length. The master bedroom has its own dressing room and en-suite and each of the other first floor bedrooms has direct access to the large bath and shower room.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

16' 6" x 11' 5" (5.03m x 3.48m)

DINING & DAY KITCHEN

21' 3" max x 18' 9" max (6.48m x 5.72m)

STUDY OR BEDROOM 4

9' 1" x 7' 1" (2.77m x 2.16m)

WC



FIRST FLOOR

LANDING

BEDROOM 1

14' 11" x 11' 1" (4.55m x 3.38m)

Measured into the bay window.

DRESSING ROOM

7' 3" x 6' 4" (2.21m x 1.93m)

EN-SUITE SHOWER & WC

6' 5" x 6' 5" (1.96m x 1.96m)

BEDROOM 2

13' 4" x 12' 1" (4.06m x 3.68m)

BEDROOM 3

14' 9" x 8' 10" max (4.5m x 2.69m)

BATHROOM, SHOWER & WC

13' 1" x 6' 6" (3.99m x 1.98m)

EXTERIOR

The house is approached over a block-set driveway that provides excellent parking. A section enclosed by gates leads to the side of the house and the:

GARAGE

10' 10" x 13' 10" (3.3m x 4.22m)

GARDEN

The rear garden is of exceptional length and is laid to lawn with a good paved terrace and 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

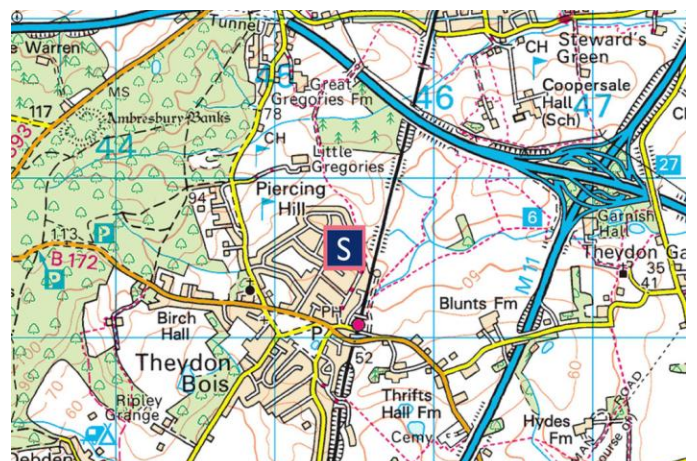
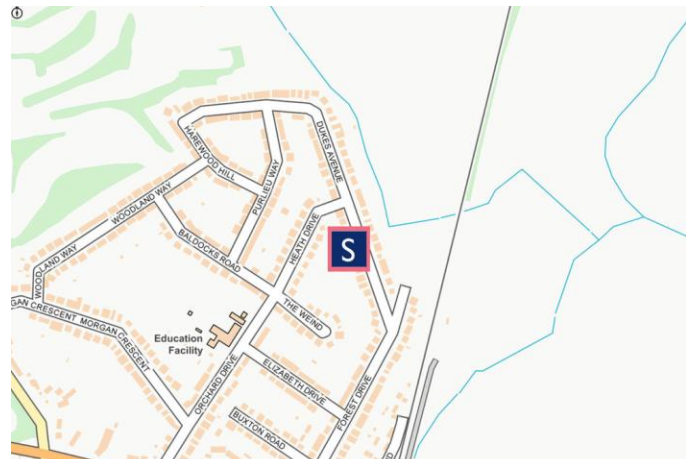
We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).


COUNCIL TAX

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

SCHOOL PRIORITY ADMISSIONS AREA

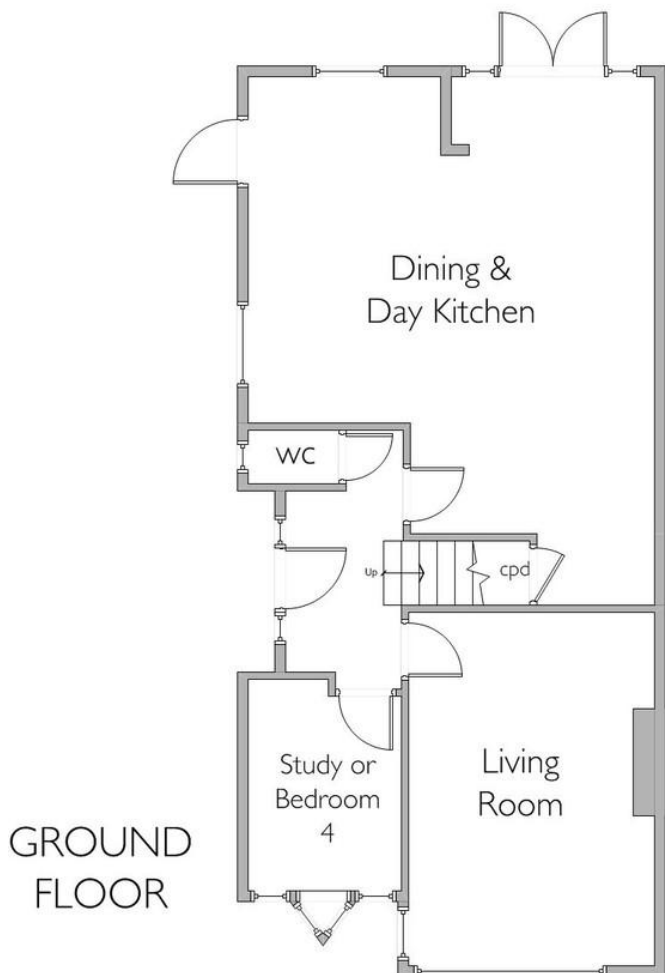
The property stands in the Priority Admissions Area for Theydon Bois Primary School & Epping St John's Church of England School.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Gross Internal Floor Area: Approximately 1481 sq.ft. / 138 sq.m.



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