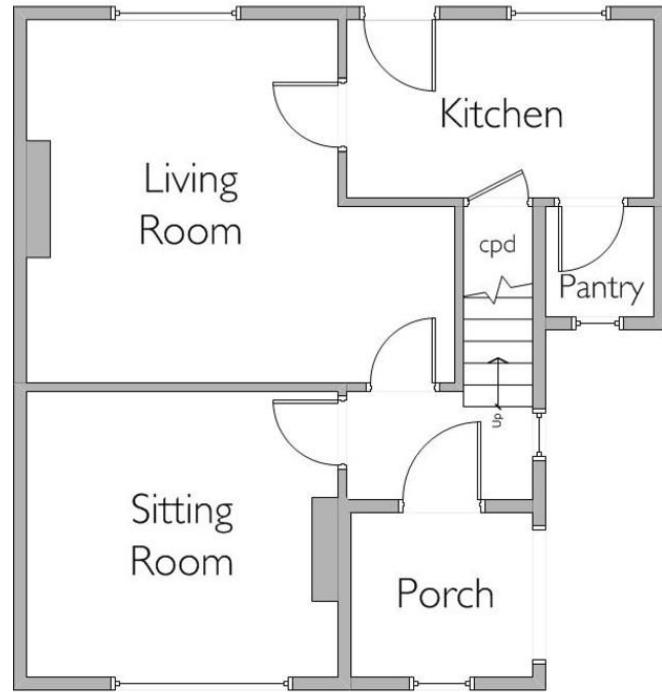
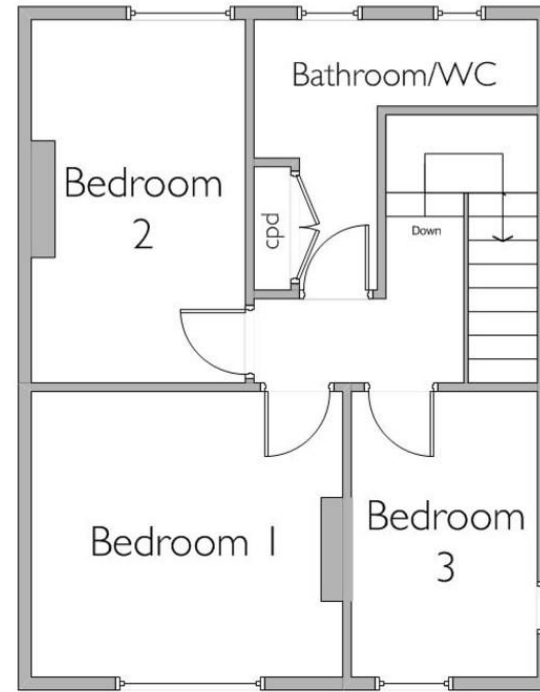


Gross Internal Floor Area:
Approximately 1040 sq.ft. / 97 sq.m. (including Porch)



GROUND FLOOR



FIRST FLOOR



FREE MARKET APPRAISAL

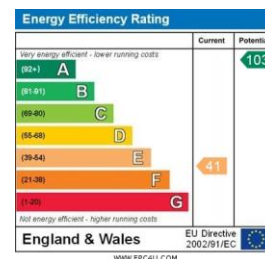
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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

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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.



**1 Crown Hill, Upshire
Waltham Abbey, EN9 3TF
£575,000**



EXTERIOR

The house is approached over a driveway that leads across a verge from the highway. To the side is a covered driveway area. The rear garden is of good length and includes a brick-built outbuilding.

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'.

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).

SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

The property stands in the Priority Admissions Area for St John Fisher Catholic Primary School & Upshire Primary Foundation School.



- Semi-Detached Former Estate Cottage
- 3 Good Bedrooms
- Excellent Scope
- Gas Central Heating
- Large Garden
- Convenient Semi-Rural Location

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

Offered with NO ONWARD CHAIN. This highly characterful semi-detached house was constructed in 1901 as a worker's cottage for the nearby Copped Hall Estate and stands in a conservation area on the very fringes of Epping Forest where it opens out to the rolling greenery of Upshire. The house requires FULL MODERNISATION and is a wonderful 'blank canvas' for a buyer to undertake their own unique project to create a home of their own tastes while retaining some of the original features. The house stands in a generous site of that measures approx. 164ft/50m in length including a southwest-facing garden that includes an original brick-built outbuilding.

GROUND FLOOR

PORCH

SITTING ROOM
12' 0" x 11' 0" (3.66m x 3.35m)

LIVING ROOM
16' 6" x 13' 11" (5.03m x 4.24m)

KITCHEN
11' 8" x 6' 9" (3.56m x 2.06m)

PANTRY
4' 4" x 4' 2" (1.32m x 1.27m)

FIRST FLOOR

LANDING

BEDROOM 1
11' 11" x 11' 4" (3.63m x 3.45m)

BEDROOM 2
14' 0" x 8' 4" (4.27m x 2.54m)

BEDROOM 3
11' 4" x 6' 11" (3.45m x 2.11m)

BATHROOM / WC
11' 0" x 10' 2" (3.35m x 3.1m)

