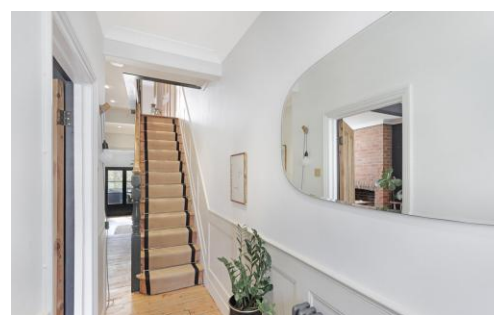


Stevenette



25 Allnutts Road
Epping, Essex, CM16 7BE

£750,000

PROPERTY FEATURES

- Edwardian Semi-Detached House
- Tasteful Décor Throughout
- 4 Double Bedrooms plus Study
- 2 Bath/Shower Rooms
- Gas Central Heating
- Majority Double Glazing

FULL DESCRIPTION

Stunning from top to bottom, this beautiful semi-detached Edwardian house offers a wonderful mix of period character with a contemporary twist. The sellers have a great eye for style and detail and have transformed the home through a considered programme of sympathetic modernisation and the creation of versatile 4-bedroom accommodation. The house stands at the front of an unusually large site that provides a 95ft/29m garden that is directly south-facing. Allnutts Road is perennially popular and is conveniently placed for walking to Epping Station as well as the local school and other amenities.

GROUND FLOOR

ENTRANCE HALL

LOUNGE AREA

13' 0" x 11' 10" (3.96m x 3.61m)

Open to:

DINING AREA

12' 3" x 9' 11" (3.73m x 3.02m)

KITCHEN

15' 3" x 9' 3" (4.65m x 2.82m)



FIRST FLOOR

LANDING

BEDROOM 1

15' 8" x 11' 1" (4.78m x 3.38m)

EN-SUITE SHOWER ROOM & WC

9' 3" x 4' 3" (2.82m x 1.3m)

BEDROOM 2

15' 3" x 9' 3" (4.65m x 2.82m)

BATHROOM

9' 11" x 7' 1" (3.02m x 2.16m)

SECOND FLOOR

LANDING

BEDROOM 3

14' 9" x 11' 1 (Max)" (4.5m x 3.38m)

Eaves storage access.

STUDY

8' 4" x 5' 9" (2.54m x 1.75m)

BEDROOM 4

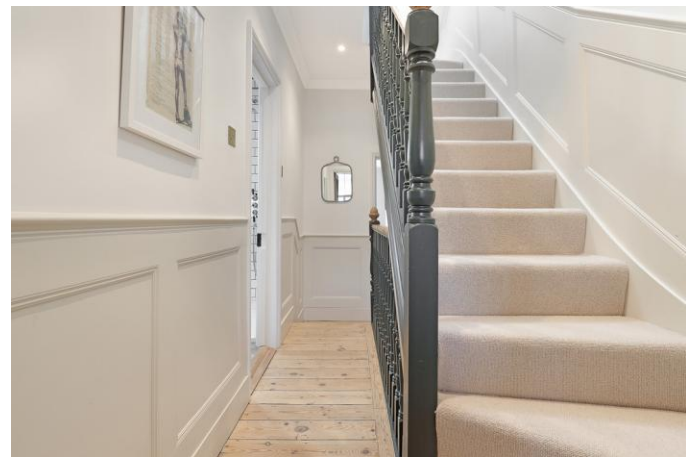
15' 3" x 8' 7" (4.65m x 2.62m)

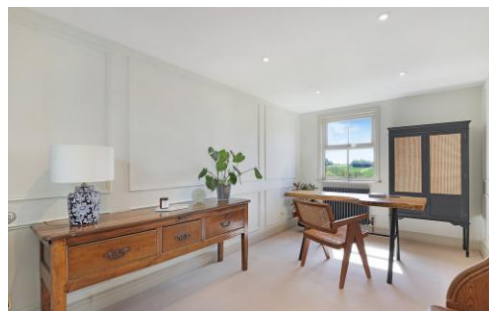
EXTERIOR

The house stands behind a walled forecourt garden interspersed by well-established and variegated plants.

A gated path leads to the side of the house to allow access to the rear garden.

The rear garden is laid predominantly to lawn with a good terrace immediately accessed from the Kitchen and a further sitting area at the far end of the garden where there is a timber-built store.





SERVICES

All mains services are understood to be connected. No services or installations have been tested.

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 'D'.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

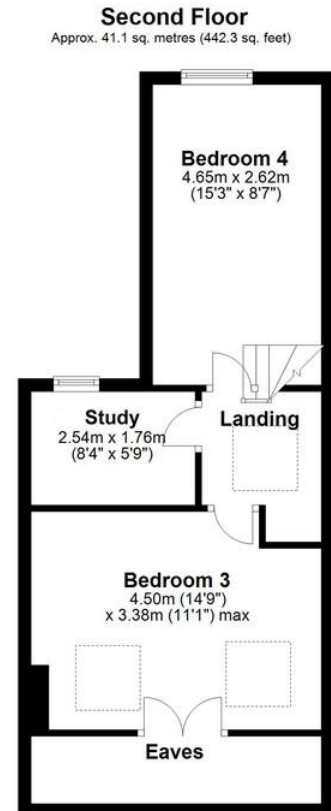
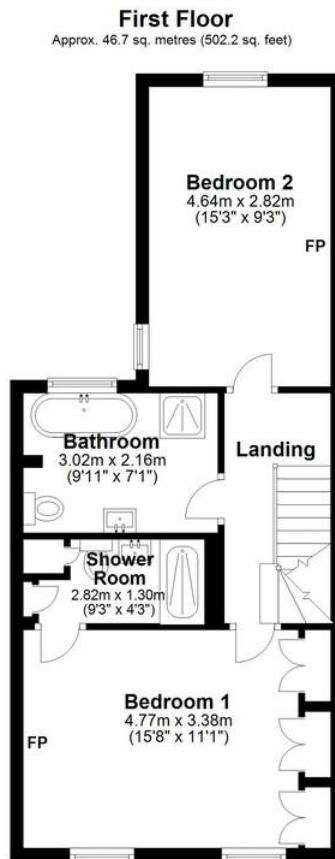
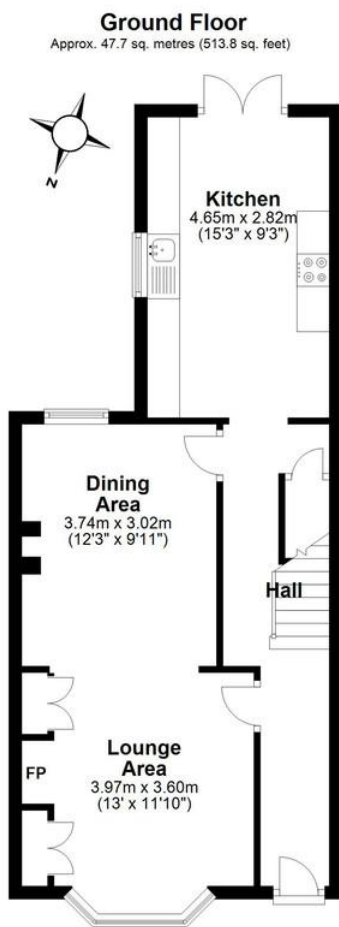
SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for Ivy Chimneys 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		82
(69-80) C		
(55-68) D	56	
(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



Total area: approx. 135.5 sq. metres (1458.3 sq. feet)

PROPERTY PEOPLE PROFESSIONALISM

5a Simon Campion Court
232-234 High Street
Epping
Essex
CM16 4AU

www.stevenette.com
enquiries@stevenette.com
01992 563090

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