

Stevenette



10 High Street
Epping, Essex, CM16 4AB

£975,000

PROPERTY FEATURES

- Unique Family Home
- 4 Bedrooms
- 3 Reception Rooms
- Superb Presentation
- 2 Parking Spaces
- Gas Central Heating

FULL DESCRIPTION

A stunning and impressive grade-II listed detached house understood to date back to the 16th century though offering well-balanced accommodation with a light contemporary feel. The house offers the 'best of both worlds' - and in two ways: Character and charm in abundance but a versatile arrangement of accommodation that suits today's living along with close proximity to the vibrant High Street and transport routes and the open common and woodland of Bell Common and Epping Forest just a short walk away.

The house stands towards the rear of its secluded garden site and has, to the rear, two parking spaces - one of which is secured.

Epping is a perennially popular market town standing immediately on the edge of Epping Forest where there are lovely walking trails and biking opportunities. The town has a wide range of independent and national eateries and shops including M&S food, Gails and there's a Waitrose just a short walk away. The Central Line station allows for a journey into the City and West End of approx 45 minutes.

GROUND FLOOR

ENTRANCE PORCH

Leading to:

LOBBY AREA

SITTING ROOM

19' 7" max x 10' 1" (5.97m x 3.07m)

INNER HALL

Built-in cupboard.

LIVING ROOM

17' 0" x 10' 8" (5.18m x 3.25m)

Off the Living Room is a large store cupboard.



DAY OR DINING ROOM

17' 2" max x 11' 0" (5.23m x 3.35m)

KITCHEN

13' 6" x 8' 10" (4.11m x 2.69m)

Pantry.

LAUNDRY

10' 8" x 4' 3" (3.25m x 1.3m)

SHOWER ROOM & WC

7' 6" x 5' 0" (2.29m x 1.52m)



FIRST FLOOR

LANDING

BEDROOM 1

17' 7" x 11' 8" (5.36m x 3.56m)

Large built-in store. The measurements include a bank of fitted wardrobes.

WALK-IN WARDROBE

6' 5" x 5' 1" (1.96m x 1.55m)

Can lead through to:

BEDROOM 2

11' 7" x 8' 9" min (3.53m x 2.67m)

With its own flight of stairs down to the Dining or Day Room

BEDROOM 3

14' 8" x 10' 6" (4.47m x 3.2m)

The measurements include a full bank of fitted wardrobes.

BEDROOM 4

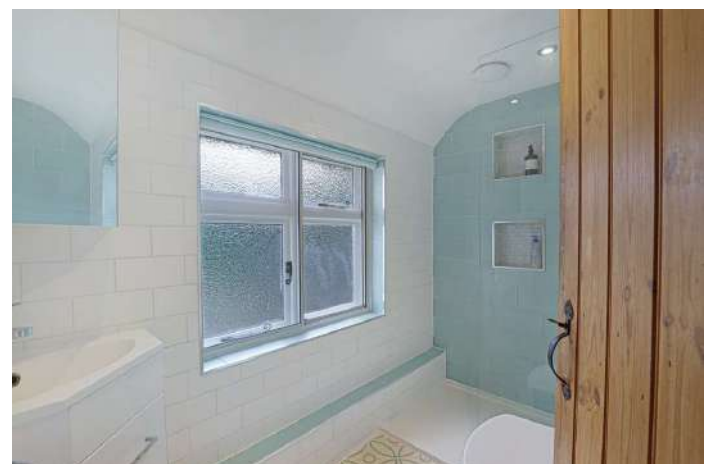
9' 8" x 6' 3" (2.95m x 1.91m)

Using measurements taken at 1.5m head height in areas with a sloping ceiling. Large built-in cupboard.

BATH & SHOWER ROOM

9' 2" max x 5' 9" (2.79m x 1.75m)

SEPARATE WC



EXTERIOR

The front gate sits within a thick hedgerow that offers superb privacy from the High Street and a gravelled path leads to the front door over generous lawned garden areas interspersed by specimen trees and shrubs. To one side of the house is a path while to the other is an area of garden laid to artificial lawn. The rear garden is ideal for sitting or dining out and is predominantly paved.



At the rear is a tandem parking space allowing parking for two vehicles - one of which can be enclosed by the electrically-operated roller door. The parking spaces are accessed from Hemnall Street at the rear.

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.

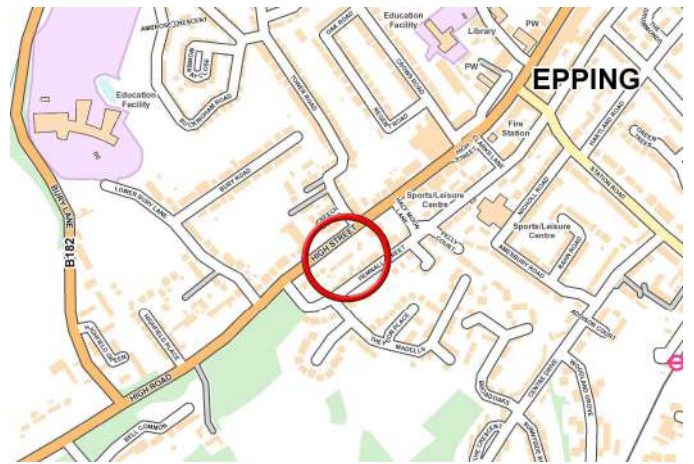
COUNCIL TAX

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

PRIORITY SCHOOLS ADMISSIONS (CATCHMENT) AREA

The property stands in the Priority Admissions Area for Ivy Chimneys Primary School and Epping St John's Senior School.





GROUND FLOOR



Gross Internal Floor Area:
Approximately
1861 sq.ft. / 173 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 and 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