

Gross Internal Floor Area:
Approximately 1222 sq. ft. / 114 sq. m.

Floorplan drawn by
Stevenette and Company LLP



FREE MARKET APPRAISAL

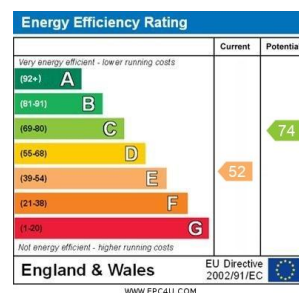
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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.



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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.



12 Carters Lane
Epping Green, CM16 6QJ
Offers In Excess Of £600,000



EXTERIOR

The house stands behind a good driveway providing parking. A path leads to the side of the house to the back garden.

The rear garden is of exceptional size and is laid to lawn with a paved terrace.

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 'D'.

SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

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



- 3 Bedroom Home
- Large Garden
- Well Presented

- Off Road Parking
- Gas Central Heating
- Double Glazing

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

This semi-detached village home presents well and attractively proportioned 3-bedroom accommodation with an attractive long garden. You could move straight in and enjoy the house from day one however if a buyer wanted to they could also put their own stamp on it or even, as others have done in the same road, to further extend and utilise the great attic space with a comprehensive programme of extension (subject to all necessary consents). Epping Green is a very popular village close to Epping and convenient for access to a number of other towns and transport links including the Central Line.

GROUND FLOOR

HALLWAY

LIVING ROOM

18' 07" x 13' 09" (5.66m x 4.19m)

DINING ROOM

14' 11" x 9' 05" (4.55m x 2.87m)

BREAKFAST KITCHEN

12' 09" x 9' 02" (3.89m x 2.79m)

CONSERVATORY

11' 10" x 9' 09" (3.61m x 2.97m)

UTILITY ROOM

9' 08" x 4' 07" (2.95m x 1.4m)

WC

4' 01" x 2' 10" (1.24m x 0.86m)

FIRST FLOOR

LANDING

BEDROOM 1

11' 10" x 9' 04" (3.61m x 2.84m)

BEDROOM 2

12' 07" x 10' 07" (3.84m x 3.23m)

BATHROOM

7' 02" x 5' 06" (2.18m x 1.68m)

BEDROOM 3

9' 05" x 9' 00" (2.87m x 2.74m)

ENSUITE

6' 03" x 5' 06" (1.91m x 1.68m)

