







**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

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)

Viewing is available strictly by appointment  
with Stevenette and Company LLP  
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