

Stevenette



39 Allnutts Road  
Epping, Essex, CM16 7BE

Offers in excess of £650,000

# PROPERTY FEATURES

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- Beautifully Presented
- Long South Facing Garden
- Three-Storey Accommodation
- Gas Central Heating
- Popular Location
- Double Glazing

## FULL DESCRIPTION

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Beautifully presented throughout and built in 1902, this early Edwardian house has been thoughtfully modernised to create a really stylish home that retains a wealth of character and offers well-proportioned accommodation over three floors. The house has to its rear a long and south-facing garden perfect for summer barbecues. The Central Line station is within very reasonable walking distance and there's a local convenience store for those essentials. Allnutts Road stands on the south side of the town and is well placed for local schools, the buzz of High Street shops and cafes and the recreation and relaxation of walking or biking in Epping Forest.

### GROUND FLOOR

#### ENTRANCE PORCH

#### LIVING ROOM

14' 2" x 12' 5" (4.32m x 3.78m)

#### DINING & DAY ROOM

13' 5" x 12' 5" (4.09m x 3.78m)

#### KITCHEN

10' 6" x 7' 6" (3.2m x 2.29m)



## FIRST FLOOR

### LANDING

### BEDROOM 2

10' 6" x 9' 3" (3.2m x 2.82m)

### BEDROOM 3

12' 5" x 7' 8" (3.78m x 2.34m)

### BATHROOM, SHOWER & WC

10' 4" x 7' 6" (3.15m x 2.29m)

## SECOND FLOOR

### BEDROOM I

16' 6" x 11' 4" (5.03m x 3.45m)

### DRESSING AREA

6' 7" x 4' 8" (2.01m x 1.42m)

### EN-SUITE SHOWER & WC

6' 7" x 5' 1" (2.01m x 1.55m)

## EXTERIOR

The house stands behind a forecourt garden area enclosed by a wall.

The rear garden is laid predominantly to lawn with a large terrace immediately to the rear of the house. A gravelled path leads down to a shed.

## 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

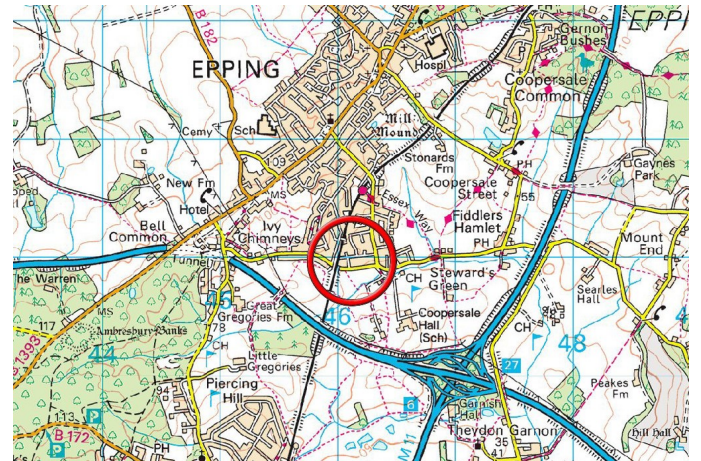
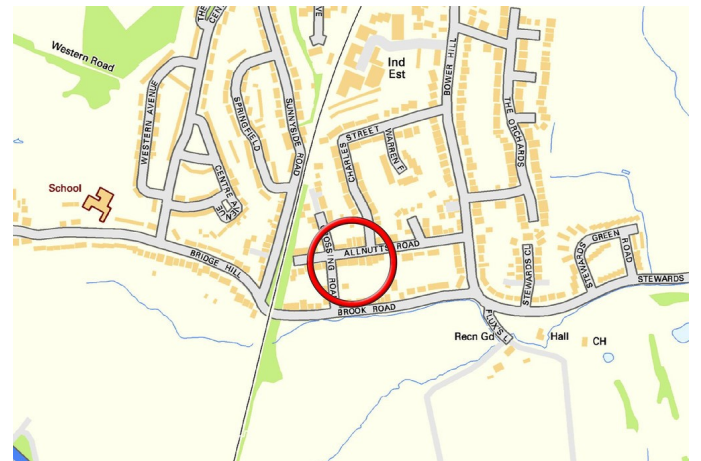
It is understood that Fibre Optic Broadband is available in this area.

## COUNCIL TAX

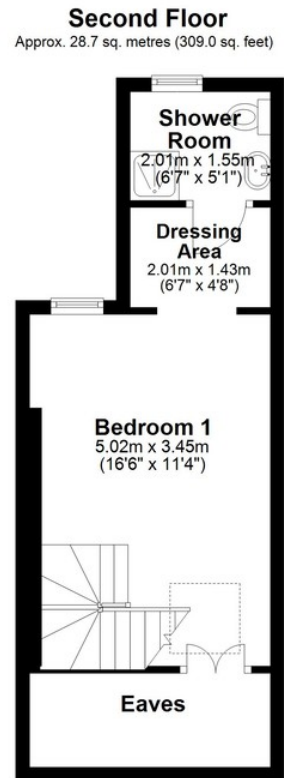
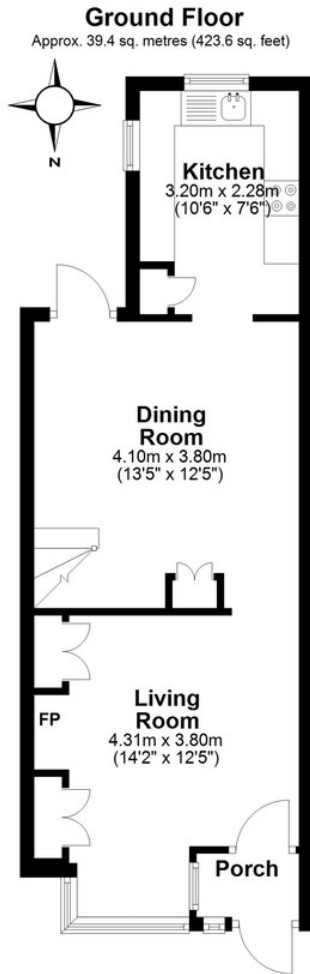
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'D'.

## SCHOOL PRIORITY ADMISSIONS AREA

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 104.4 sq. metres (1124.3 sq. feet)

**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 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