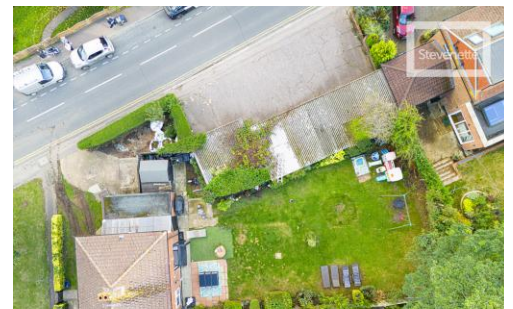


# Stevenette



**24 Western Avenue**  
Epping, Essex, CM16 4JS

**Offers In Excess Of £650,000**

# PROPERTY FEATURES

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- Established Semi-Detached House
- 3 Bedrooms
- Gas Central Heating
- Southwest Facing Garden
- uPVC Double Glazing
- Off-Street Parking

## FULL DESCRIPTION

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Occupying one of the largest corner plots in the area and overlooking an area of green, this semi-detached house offers attractive 3-bedroom accommodation that has been modernised in recent years. There's great scope to further enhance the property and make a superb family home as PLANNING PERMISSION has been passed for a substantial 2-storey extension to the side and ground floor extension to the rear (approx 758 sq.ft/70sqm.) that would take advantage of the large southwest-facing garden (approx 19m/62ft x 10m/33ft) and create a large 4-bedroom home. Western Avenue stands to the south of the town centre and is a short walk to Ivy Chimneys School (0.2 miles/approx. 5 mins) and the Central Line station (0.4 miles/approx. 9 mins).

### GROUND FLOOR

#### ENTRANCE HALL

#### LIVING ROOM

12' 2" x 10' 11" (3.71m x 3.33m)

#### KITCHEN

12' 6" x 7' 6" (3.81m x 2.29m)

#### DINING ROOM

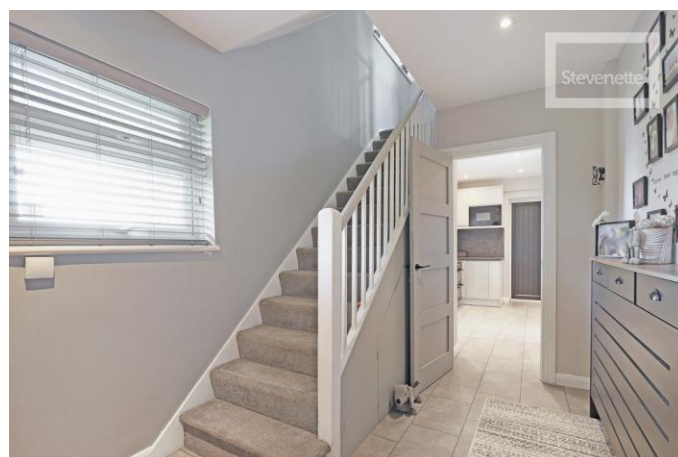
10' 3" x 10' 11" (3.12m x 3.33m)

#### COVERED PASSAGE

#### STORE

10' 0" x 6' 5" (3.05m x 1.96m)

#### (FORMER) WC



## FIRST FLOOR

### LANDING

### BEDROOM 1

13' 3" max x 10' 11" (4.04m x 3.33m)

### BEDROOM 2

11' 5" max x 10' 11" (3.48m x 3.33m)

### BEDROOM 3

9' 0" x 7' 6" (2.74m x 2.29m)

### BATHROOM & WC

7' 6" x 5' 6" (2.29m x 1.68m)

### EXTERIOR

The house stands in a slightly elevated position and is accessed by a driveway that affords good off-street parking as well as a hated garden path.

The rear garden is of exceptional size and is laid to lawn and enclosed by fencing.

### 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 School and Epping St John's Senior School.



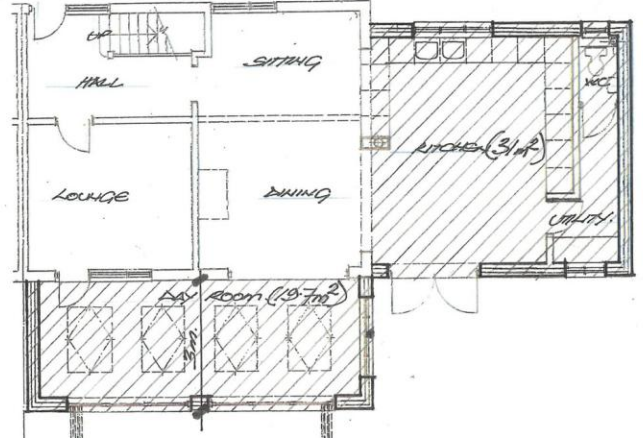


## PLANNING PERMISSION

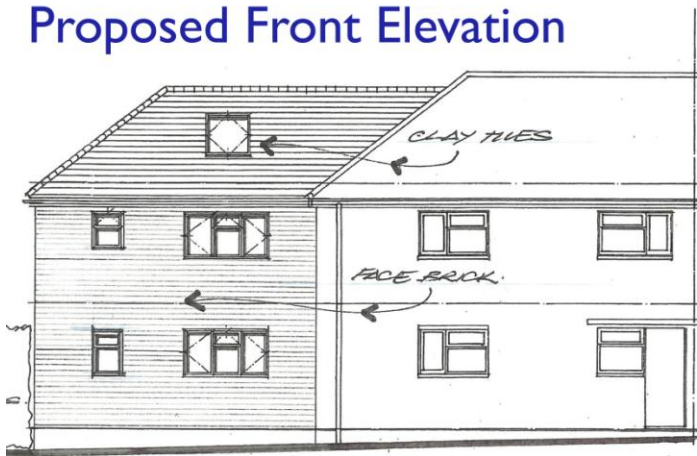
Under application ref EPF/0979/22, planning permission has been passed by Epping Forest District Council for the 'demolition of the existing single-storey outbuildings and the erection of a two-storey side and single storey rear extension'.

The approved design would add a large day kitchen and sitting room as well as a master bedroom with dressing room and en-suite (a total of an additional approximately 758sq.ft. / 70sqm.)

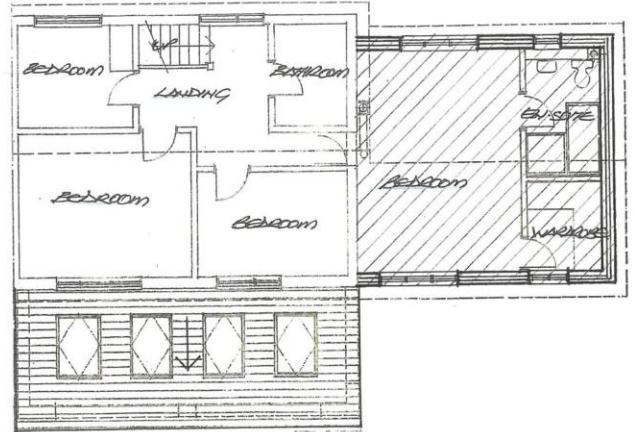
## Proposed Ground Floor Plan



## Proposed Front Elevation



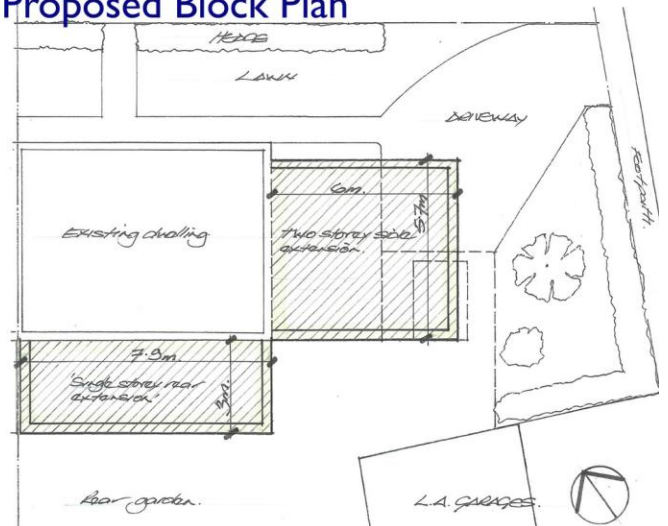
## Proposed First Floor Plan




## Proposed Rear Elevation



## Proposed Block Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Gross Internal Floor Area :  
 Approximately 950 sq.ft. / 88sq.m  
 (1140 sq.ft. / 106 sq.m. including Outbuildings)



GROUND FLOOR



FIRST FLOOR

**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