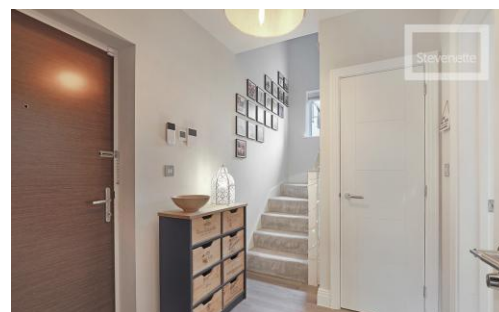


Stevenette



6 Chestnut Mews

Coppice Row, Theydon Bois, Essex, CM16 7DS

£695,000

PROPERTY FEATURES

- Spacious Mews-Style Property
- 2 Large Double + 1 Single Bedroom
- Quartz Topped Kitchen + Siemens Appliances
- Allocated Parking
- Underfloor Heating to Ground Floor
- Double Glazing

FULL DESCRIPTION

Built just 5 years ago or so, Chestnut Mews is a bespoke development of just eight high-quality houses and apartments located towards the Western end of Coppice Row where it begins to run into Epping Forest. The village's shops, cafes and Central Line station (City and West end approx 45 mins) are just a short walk away along the edge of the iconic village green. No. 6 is a noticeably spacious 3-bedroom, two-storey mews-style apartment that occupies a quiet position at the rear of the building and has French doors opening to its own patio garden.

GROUND FLOOR

COMMUNAL HALL

ENTRANCE HALL

LIVING, DINING ROOM & KITCHEN

17' 1" x 19' 0" (5.21m x 5.79m)

WC

FIRST FLOOR

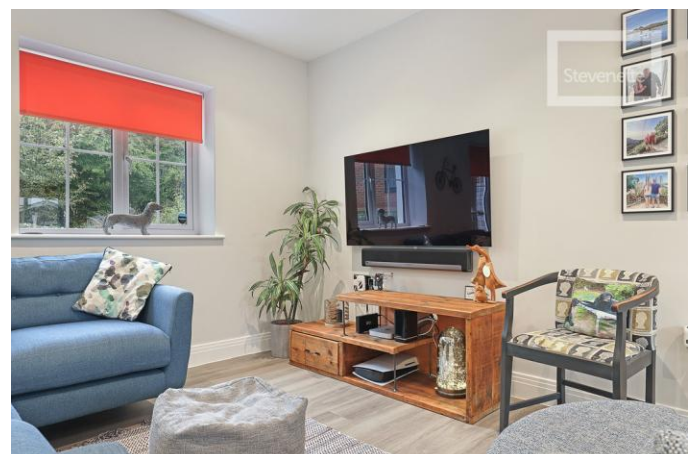
LANDING

BEDROOM 1

14' 10" x 9' 11" (4.52m x 3.02m)

EN-SUITE, SHOWER ROOM & WC

9' 7" x 6' 5" (2.92m x 1.96m)



BEDROOM 2

15' 11 (Min)" x 8' 8" (4.85m x 2.64m)

BEDROOM 3

8' 8 (Max)" x 7' 9 (Max)" (2.64m x 2.36m)

BATH, SHOWER ROOM & WC

8' 8" x 7' 1" (2.64m x 2.16m)

EXTERIOR

The property is approached over a block-set driveway leading off the roadway and opening to the parking area.

To the rear is a very pleasant and well-presented communal garden area and no. 6 has its own privately owned paved patio garden enclosed by hedging.

PARKING

The property has an allocated parking space and further visitor spaces are available.

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

NHBC WARRANTY

We understand the property was provided with a 10-year NHBC warranty when constructed which ought to have approximately 5 years remaining.

BROADBAND

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

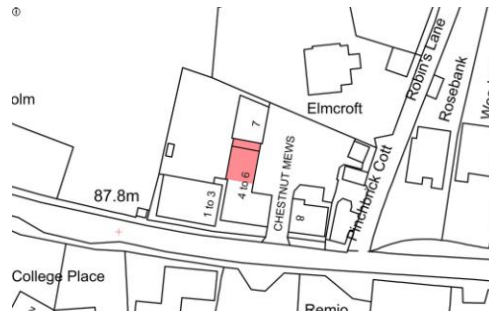
TENURE & SERVICE CHARGES

We understand the property to be leasehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

The lease is understood to be 250 years from 1 January 2019 (244 years remaining).

A service charge is payable in respect of maintenance of the communal areas and gardens along with building insurance,





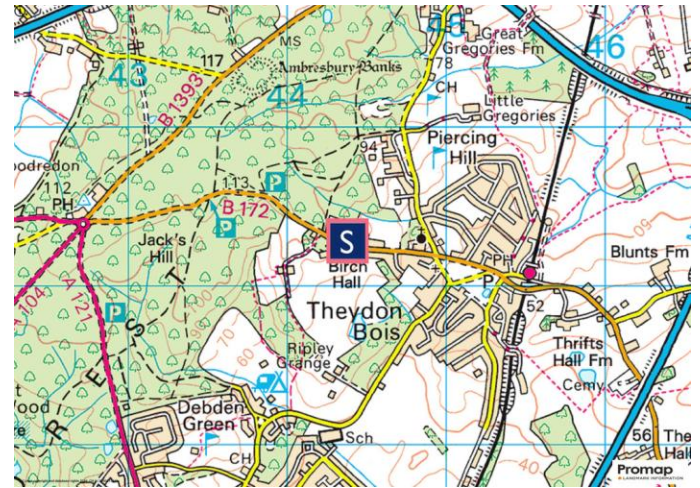
management of the development and utilities for communal areas. The current charge is understood to be in the region of £1788.94 per year. Ground rent is understood to be £500. Building Insurance is understood to be £600.

COUNCIL TAX

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

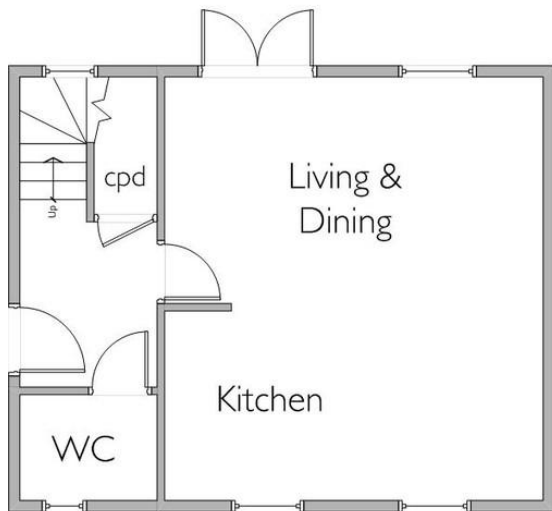
SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

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

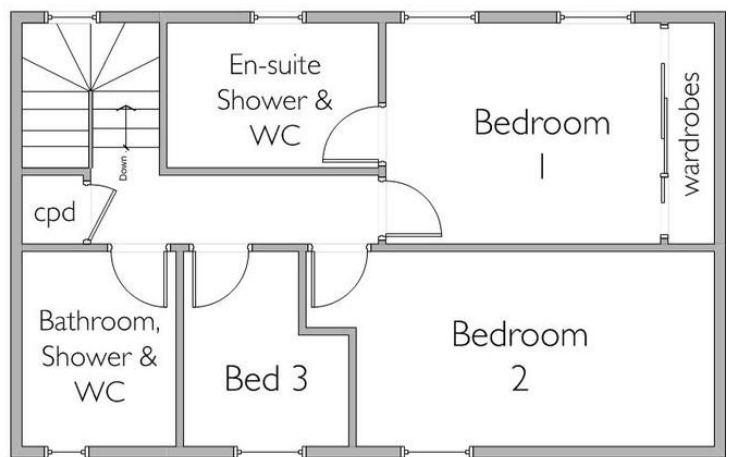


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Gross Internal Floor Area: Approximately 1036 sq.ft. / 96 sq.m.



GROUND FLOOR



FIRST FLOOR

PROPERTY PEOPLE PROFESSIONALISM

5a Simon Campion Court
232-234 High Street
Epping
Essex
CM16 4AU

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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 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