

# Stevenette



**34 Buckingham Road**  
Epping, Essex, CM16 5AG

**£875,000**

# PROPERTY FEATURES

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- Superb Family House
- Up to 5 Bedrooms
- Long Integral Garage
- Highly-Sought Location
- Gas Central Heating
- Double Glazing

## FULL DESCRIPTION

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Standing in an enviable position directly opposite and with views over the open greenery on the edge of this highly regarded residential development, this semi-detached house offers outstanding family accommodation that has been enhanced and balanced by a ground floor extension that has created a semi-vaulted sitting room opening directly to the garden. The versatile layout then includes a 25' open plan day kitchen along with a 19' first floor living room that could be an optional 5th bedroom. Buckingham Road is located off Tower Road and is just a short stroll to the High Street where there is a great range of cafes, restaurants and shops as well as Epping's Monday market.

### GROUND FLOOR

#### ENTRANCE HALL

Built-in cloaks cupboard.

#### OPEN-PLAN DAY AND DINING KITCHEN

28' 11" x 10' 6" (8.81m x 3.2m)

Measured into the bay window. The room widens to include a utility area.

#### LIVING ROOM

18' 2" x 13' 8" max (5.54m x 4.17m)

#### WC

#### INTEGRAL GARAGE

24' 10" x 9' 10" (7.57m x 3m)





## FIRST FLOOR

### LANDING

A cupboard conceals the hot water tank..

### SITTING ROOM OR BEDROOM 5

22'4" x 10' 7" (5.82m x 3.23m)

Measured into the bay window.

### BEDROOM 3

12' 5" max x 9' 7" max (3.78m x 2.92m)

### BEDROOM 4

9' 2" x 7' 3" (2.79m x 2.21m)

### BATH, SHOWER & WC

6' 10" x 6' 2" (2.08m x 1.88m)

## SECOND FLOOR

### LANDING

### BEDROOM 1

12' 11" x 10' 9" (3.94m x 3.28m)

French doors open to the balcony that has good west-facing views over the parkland opposite. Open to:

### DRESSING AREA

7' 3" x 6' 4" (2.21m x 1.93m)

The measurements include two banks of fitted wardrobes.

### EN-SUITE SHOWER & WC

10' 9" x 5' 6" (3.28m x 1.68m)

### BEDROOM 2

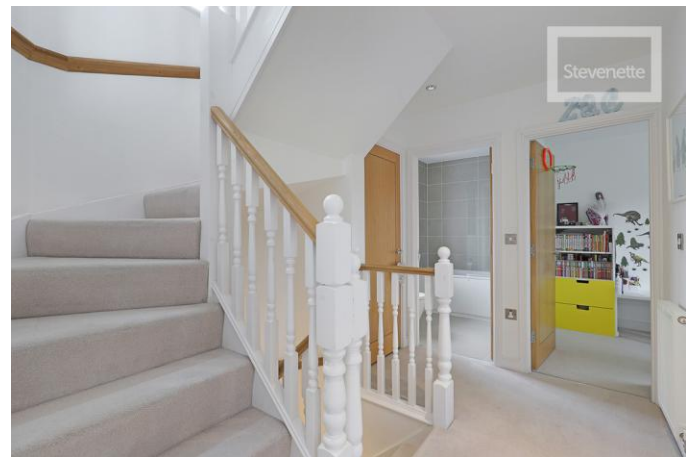
13' 3" min x 10' 7" (4.04m x 3.23m)

### EN-SUITE SHOWER, BATH & WC

10' 7" x 5' 3" max (3.23m x 1.6m)

### EXTERIOR

The house stands behind a bed of shrubs. The rear garden is laid to lawn with a paved patio and is enclosed by fencing.







The roller door can be opened to allow tandem parking within the garage and using the apron of driveway. Off-street parking is available in roadside bays immediately opposite the house.

## 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

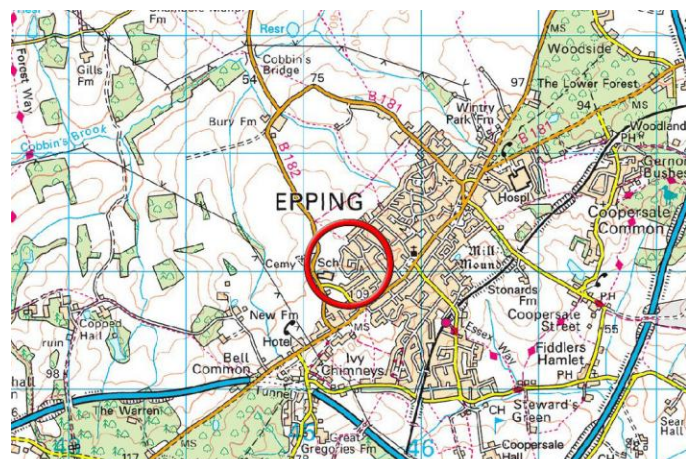
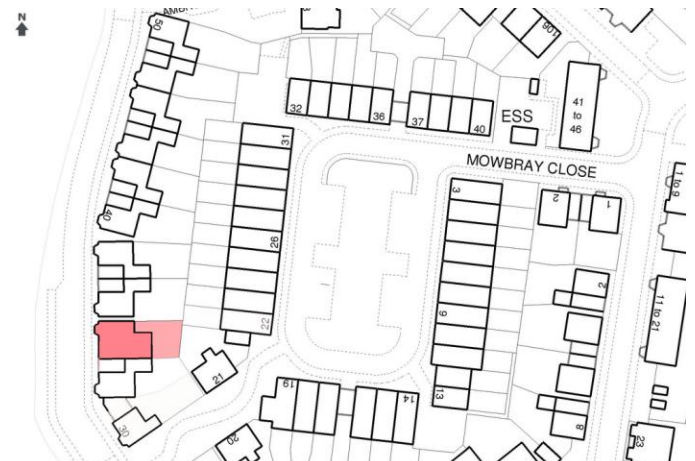
It is understood that Fibre Optic Broadband is available in this area.

## COUNCIL TAX

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

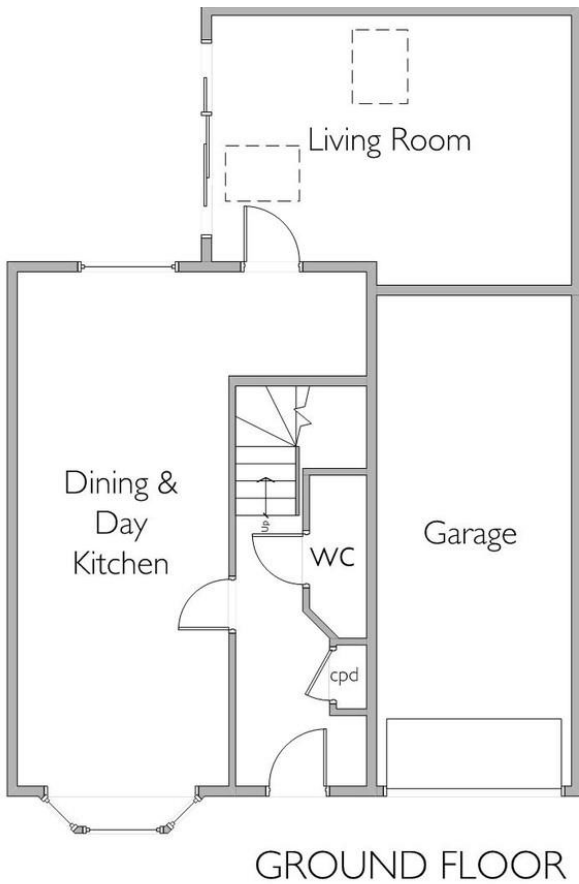
## SCHOOL PRIORITY ADMISSIONS AREA

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



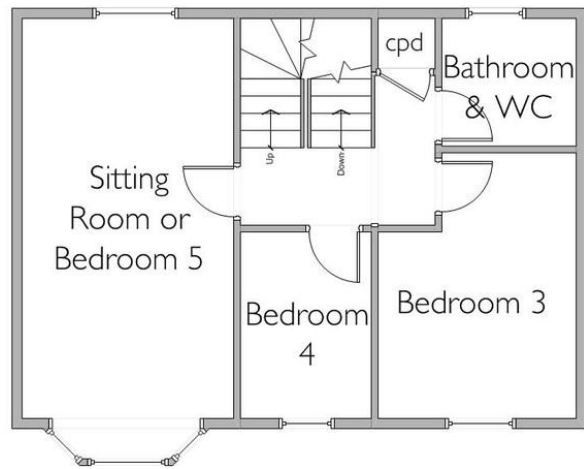
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		92
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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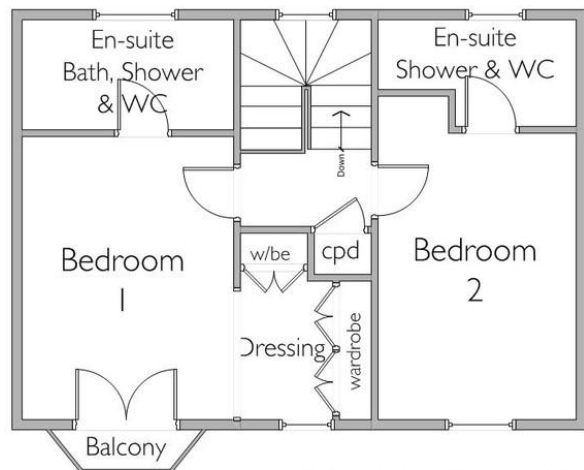


GROUND FLOOR

Gross Internal Floor Area:  
 Approximately 2028 sq.ft. / 188 sq.m.  
 (1780 sq.ft. / 165 sq.m.  
 excluding Garage)



FIRST FLOOR



SECOND FLOOR

**PROPERTY PEOPLE PROFESSIONALISM**

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 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 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