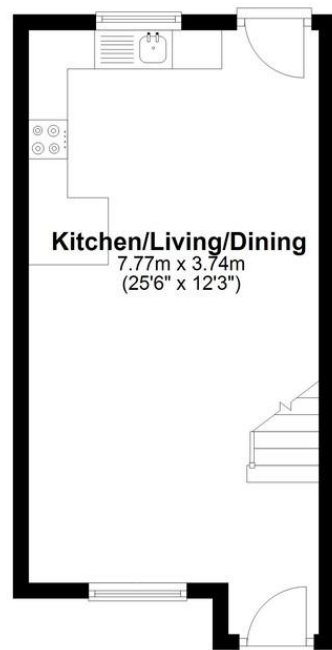
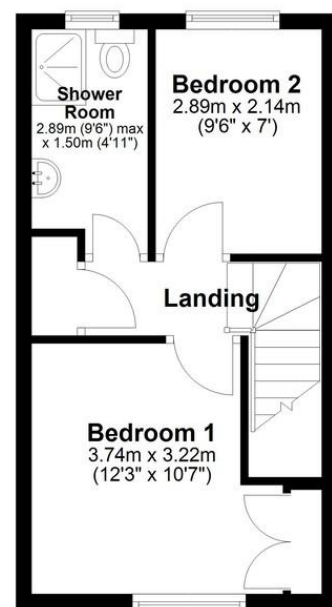




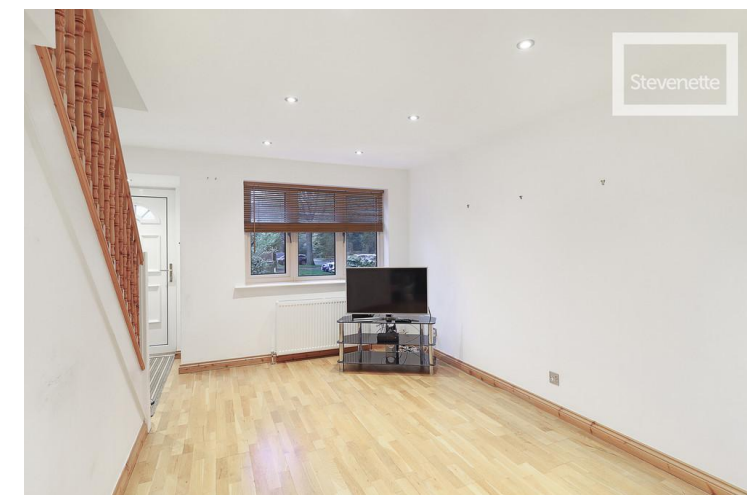
Ground Floor
Approx. 27.3 sq. metres (294.1 sq. feet)



First Floor
Approx. 27.1 sq. metres (292.0 sq. feet)



Total area: approx. 54.5 sq. metres (586.1 sq. feet)



FREE MARKET APPRAISAL

We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.

EPC - tba



5a Simon Champion Court, 232-234 High Street, Epping, Essex, CM16 4AU
Tel: 01992 563090
Email: enquiries@stevenette.com

@StevenetteandCoLLP

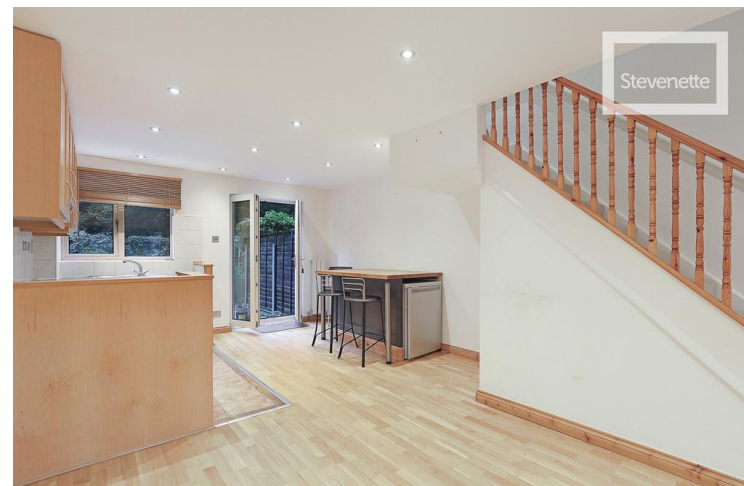
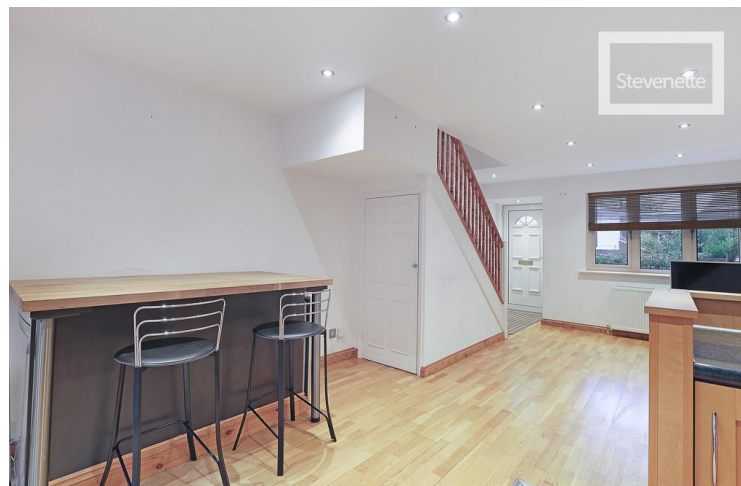
@StevenetteandCo



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



64 Garnon Mead
Coopersale, CM16 7RW
£390,000



- Mid Terrace House
- 2 Bedrooms
- Allocated Parking

- Modern Boiler to Gas Central Heating
- LED Lighting
- Double Glazing

EXTERIOR

The rear garden faces southeast and is laid to lawn with a block-paved terrace. The garden is enclosed by fencing and there are a number of established shrubs and borders.

Garnon Mead has a number of parking areas and no.64 has an allocated space within the area at the right hand end of the terrace. Further visitor spaces are available.

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 Coopersale and Theydon Garnon CofE Primary School and Epping St John's Senior School.

Viewing is available strictly by appointment with Stevenette and Company LLP
01992 563090

Offered with NO ONWARD CHAIN, this mid-terraced house is nestled into a lovely setting within Garnon Mead - a unique development of homes built amongst established trees and on the edge of the village where it borders Garnon Bushes Nature Reserve. The house backs directly onto the woodland that allows for lovely walking during the weekends while being just a mile or so from Epping where there's Central Line underground access and a raft of independent and national shops, cafes, eateries and other amenities.

GROUND FLOOR

OPEN PLAN KITCHEN, LIVING & DINING

25' 6" x 12' 3" (7.77m x 3.73m)

The stairs lead off with a storage cupboard below. The kitchen area is fitted with timber-fronted base and wall units incorporating an electric hob and space/plumbing for a washing machine. A breakfast bar incorporates spaces for a freezer and a fridge. A pair of French doors opens to the rear garden.

FIRST FLOOR

LANDING

A built-in cupboard conceals the gas combi boiler.

BEDROOM 1

12' 3" max x 10' 7" (3.73m x 3.23m)

Measured into a built-in wardrobe.

BEDROOM 2

9' 6" x 7' 0" (2.9m x 2.13m)

SHOWER ROOM & WC

Large walk-in shower cubicle, lavatory and hand basin.

