

# Stevenette



**10 Piercing Hill**

Theydon Bois, Essex, CM16 7JN

**£1,200,000**



# PROPERTY FEATURES

- Established Semi-detached House
- 4 Bedrooms (2 En-suite)
- 4 Reception Rooms
- Off-Street Parking
- Gas Central Heating
- Double Glazing

## FULL DESCRIPTION

Positioned directly opposite Epping Forest in a very generous site that is nicely set back from the road, this established semi-detached house offers stunning and brilliantly-balanced family accommodation. Extending to almost 2100 sq.ft., the house has been comprehensively remodelled, extended and modernised to create dynamic, contemporary and versatile accommodation that has a great flow and feeling of light and airiness. With 4 bedrooms, 3 bathrooms, 4 reception spaces and even 2 kitchens, this could be an ideal home for an expanded family. The rear garden is stunning - extending to approx. 115ft/35m - and has been designed to create a wonderful covered entertaining space complete with outdoor kitchen...the perfect place for outdoor cooking and dining. Theydon Bois is a rare find - a village retaining its atmosphere with a selection of local shops and amenities and all positioned around its expansive green. The Central Line station provides access to the City and West End within approximately 45 minutes.

### ENTRANCE HALL

The turning staircase leads off with storage cupboard below.

### SITTING ROOM

16' 8" x 11' 4" (5.08m x 3.45m)

### LIVING ROOM

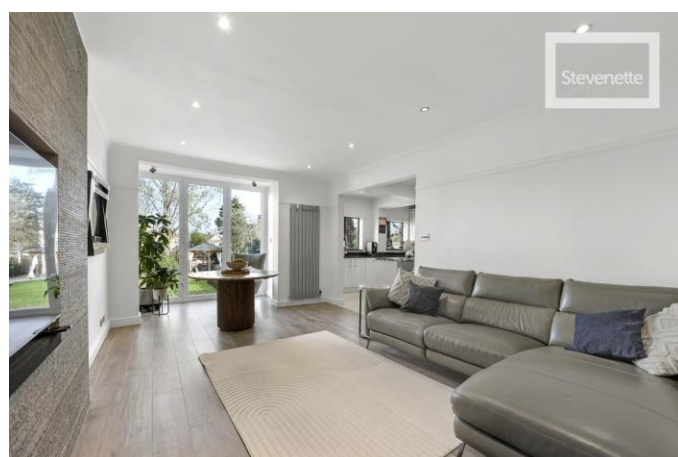
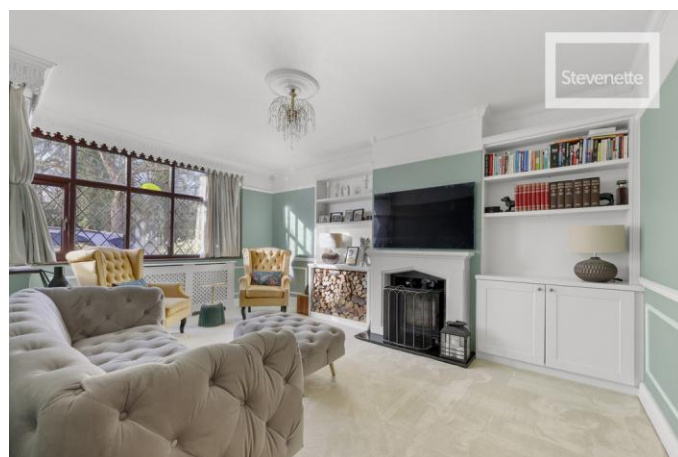
24' 8" max x 11' 6" (7.52m x 3.51m)

Open to:

### BREAKFAST KITCHEN

13' 8" x 12' 8" avg (4.17m x 3.86m)

Comprehensively fitted with base and wall units with granite tops including integral appliances.



## UTILITY HALL

9' 4" x 8' 6" (2.84m x 2.59m)

With units matching those of the kitchen.

## KITCHEN 2

7' 9" x 5' 11" (2.36m x 1.8m)

Integral fridge, freezer, oven and gas hob.

## SNUG OR PLAYROOM

9' 1" x 7' 0" (2.77m x 2.13m)

## STUDY OR BEDROOM 5

9' 4" x 6' 11" (2.84m x 2.11m)

## WC

## GALLERY LANDING

## BEDROOM 1

15' 0" x 11' 6" avg (4.57m x 3.51m)

The measurement includes a bank of fitted wardrobes.

## EN-SUITE SHOWER & WC

8' 4" x 3' 9" (2.54m x 1.14m)

## BEDROOM 2

14' 8" x 12' 1" (4.47m x 3.68m)

Measured into the walk-in bay window.

## STORE

7' 8" x 4' 6" (2.34m x 1.37m)

## EN-SUITE SHOWER & WC

9' 0" x 2' 10" (2.74m x 0.86m)

## BEDROOM 3

13' 3" x 12' 2" (4.04m x 3.71m)

Built-in cupboard.

## BEDROOM 4

10' 2" x 8' 6" max (3.1m x 2.59m)

## BATHROOM, SHOWER & WC

12' 1" x 7' 4" (3.68m x 2.24m)

As with the other bathrooms, the family bathroom is lavishly fitted in a 'Dubai' or boutique style and includes a bath, large shower cubicle, wc and twin basins.









## EXTERIOR

The property is approached over a block-set driveway that provides ample parking and there is an EV charger. A gated path allows access to the rear garden.

The rear garden is roughly rectangular and laid predominantly to lawn with a paved terrace immediately to the rear of the house and a large paved terrace with timber-framed pergola and outdoor kitchen including solid fuel grill, gas grill and refrigerator.

## 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'.

## TENURE

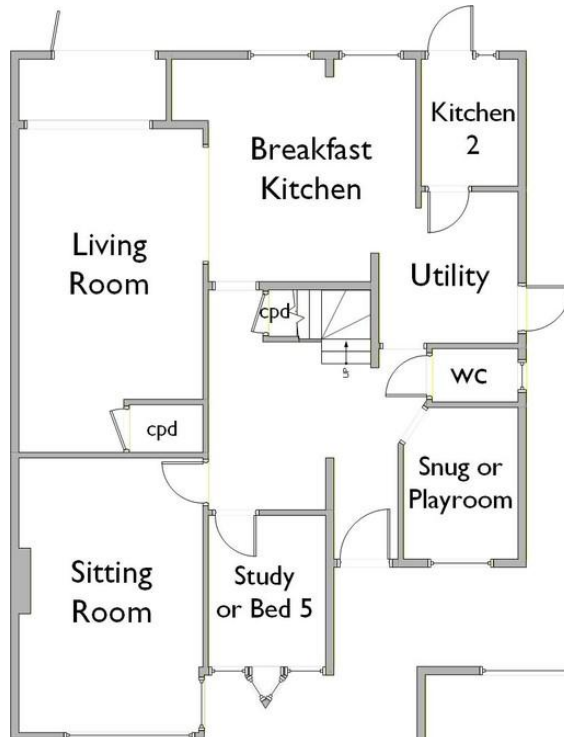
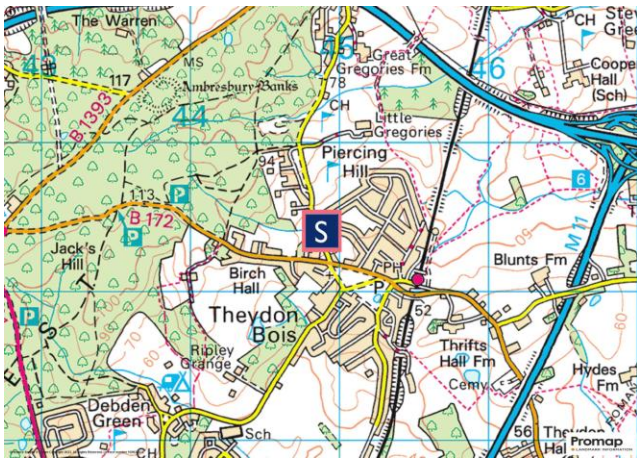
We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

## 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.

EPC – TBC





**GROUND FLOOR**

**Gross Internal Floor Area:**  
Approximately  
2096 sq.ft. /  
195 sq.m.



**FIRST FLOOR**

### 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