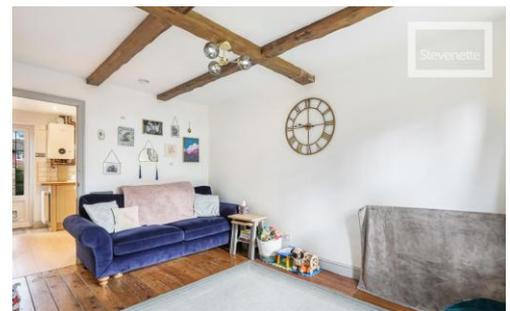


Stevenette



52 Garnon Mead
Coopersale, Essex, CM16 7RW

£390,000

PROPERTY FEATURES

- Mid-Terrace House
- Excellent Presentation
- Double Glazing
- Off Street Parking
- Gas Central Heating
- Very New Boiler

FULL DESCRIPTION

This mid-terraced house is nestled in a lovely setting within Garnon Mead - a unique and leafy development of homes built amongst established trees and on the edge of the village where it borders Garnon Bushes Nature Reserve - a woodland area 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. The house has been recently modernised in a style that gives an attractive mix of cottage character with contemporary clean lines and there's an excellent feeling of light - particularly in the day kitchen that opens directly to the almost west-facing garden.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

13' 7" x 9' 0" (4.14m x 2.74m)

DINING KITCHEN

12' 3" x 9' 3" (3.73m x 2.82m)

Well fitted with base and wall units that have oak worktops, double electric oven, integral washing machine, integral dishwasher and space for a tall refrigerator/freezer. French doors open to the rear garden.

FIRST FLOOR

LANDING

Built-in storage and display.

BEDROOM I

12' 3" max x 10' 5" (3.73m x 3.18m)



BEDROOM 2

9' 4" x 7' 3" (2.84m x 2.21m)

BATHROOM & WC

A contemporary suite comprises lavatory, hand basin and bath with shower over.

EXTERIOR

The front garden is attractively paved and the rear garden is laid to a low-maintenance design that includes artificial lawn with a feature patio and path leading to the rear gate that allows for access to and from the parking area at the rear. Within that area, the property has an allocated space and ample visitor parking is available elsewhere in the development.

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'.

AGENT'S NOTE

The property is, we understand, of timber-frame construction and all interested parties ought to verify with their chosen lender that this satisfies lending criteria.

SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

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

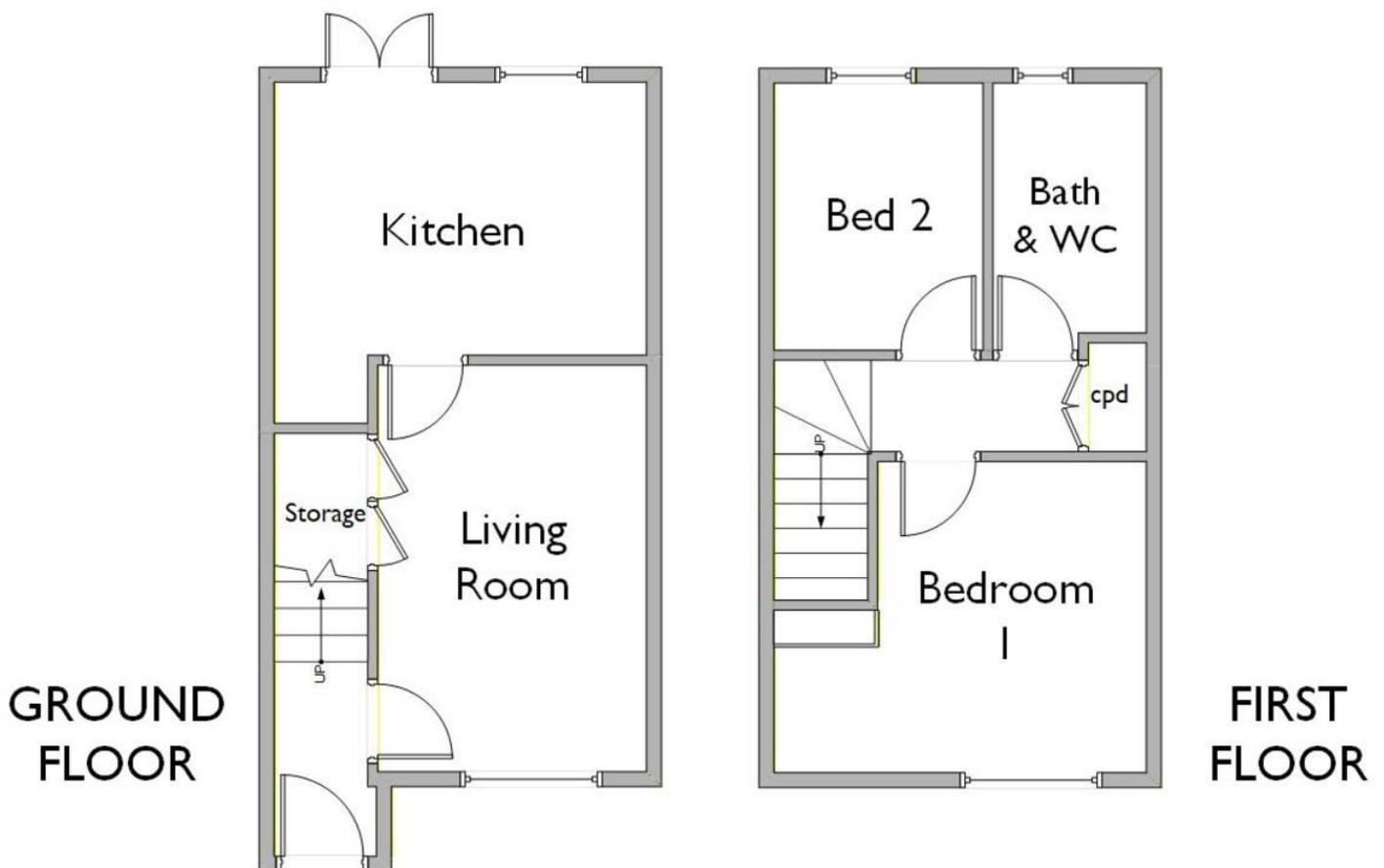




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Gross Internal Floor Area: Approximately 588 sq.ft. / 55 sq.m.



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 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