

Stevenette



3 Chapel Road
Epping, Essex, CM16 5DS

£1,075,000

PROPERTY FEATURES

- Detached Victorian House
- Southwest-facing Garden
- 4 Bedrooms
- Gas Central Heating
- Currently 2 Kitchens (easily reversible)
- Opportunity to Make your Mark

FULL DESCRIPTION

Offered with NO ONWARD CHAIN, an extremely rare opportunity to buy a period house in a quiet cul-de-sac street within walking distance of Epping's lively High Street and Station that offers the space and versatility to accommodate today's family needs. Currently formatted to offer great multi-generational living, the house offers 4-bedroom accommodation (including a 20' master bedroom) with up to 4 reception rooms - 3 of which overlook the sizeable southwest-facing garden. The house has been extended during the owners' time though also offers an opportunity for a buyer to create a home of their own.

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

13' 11" max x 12' 5" (4.24m x 3.78m)
Measured into the bay.

DINING ROOM

14' 0" x 10' 5" (4.27m x 3.18m)
Plus pantry cupboard. Open to:

KITCHEN

13' 6" x 8' 0" (4.11m x 2.44m)



STUDY

10' 6" x 8' 0" (3.2m x 2.44m)

LIVING ROOM & DAY KITCHEN

16' 9" x 14' 8" (5.11m x 4.47m)

UTILITY ROOM

8' 11" x 4' 9" (2.72m x 1.45m)

WC

INTEGRAL GARAGE

16' 3" x 8' 11" (4.95m x 2.72m)

FIRST FLOOR

LANDING

BEDROOM 1

20' 6" x 12' 7" (6.25m x 3.84m)

EN-SUITE SHOWER

BEDROOM 2

12' 5" x 11' 11" (3.78m x 3.63m)

BEDROOM 3

12' 4" x 11' 3" (3.76m x 3.43m)

BEDROOM 4

10' 8" x 8' 1" (3.25m x 2.46m)

BATHROOM & WC

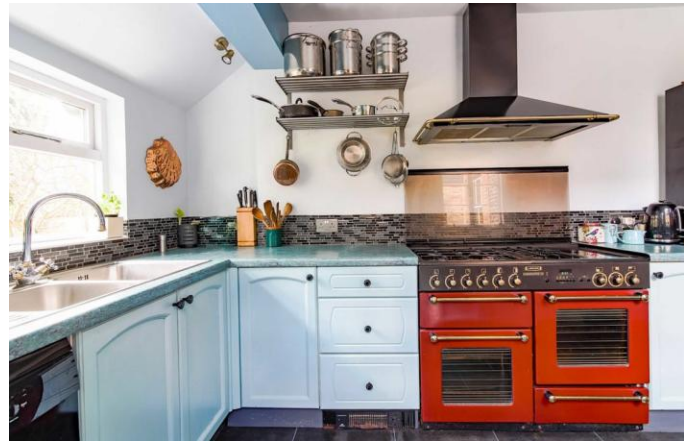
10' 5" x 8' 0" (3.18m x 2.44m)

EXTERIOR

To the front of the house is a hedged garden area and a double-width driveway.

The rear garden is southwest-facing and laid predominantly to lawn with a superb Magnolia tree and other established shrubs and trees.

Below the Kitchen of the house is a cellar housing the gas boiler and accessible from the garden.





SERVICES

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

BROADBAND

The house stands in a location where it is understood Fibre Optic Broadband is available.

COUNCIL TAX

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

SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the priority admissions area for Epping Primary School and Epping St John's Senior School.

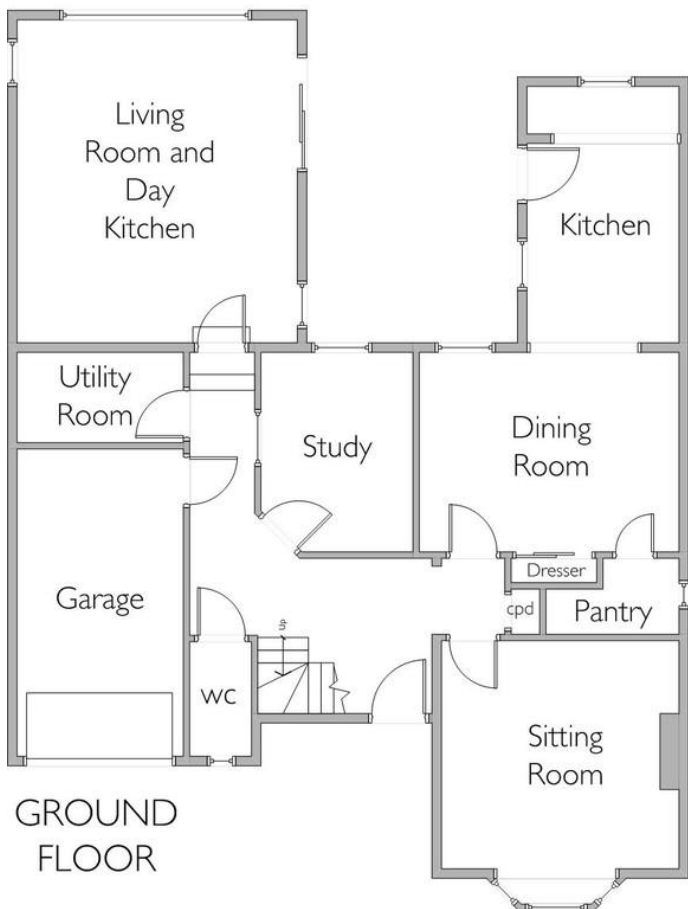
TENURE

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

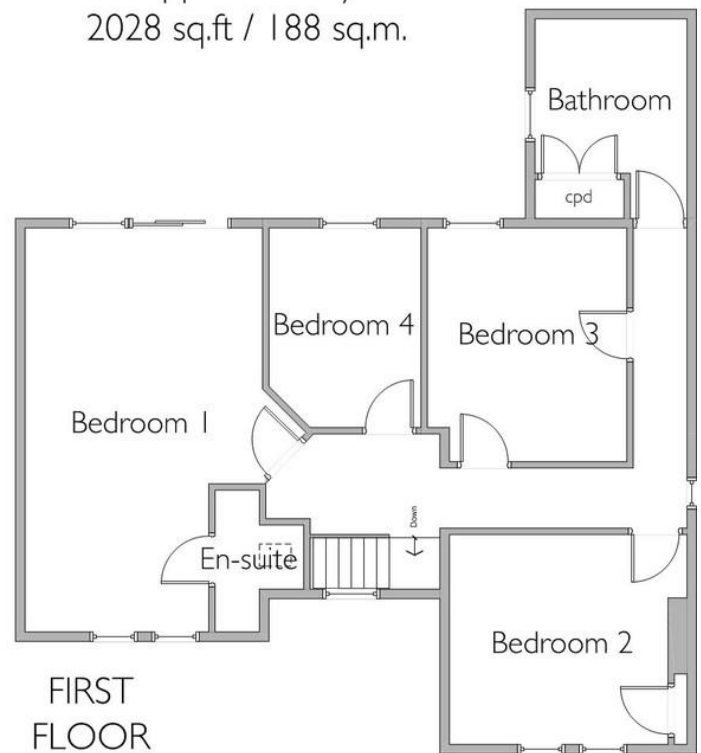


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		61	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		51	73



Gross Internal Floor Area
(including Garage):
Approximately
2028 sq.ft / 188 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 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